

## 19 Woburn Close, Rededale Park



www.next2buy.com

### £425 PCM

In association with Mansons we are delighted to bring to the rental market this one bedroom ground floor flat. Located in the popular area of Wallsend and convenient for major road links and public transport.

In brief the property comprises entrance porch, living room, kitchen, bedroom and bathroom. Externally there is a lawned area to the front and the property is available on an unfurnished basis.

Council tax band A. Energy Rating C. Call next2buy Ltd to arrange a viewing - 0191 2953322.

  
next2buy  
property retailers



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## The Property Comprises

### Entrance

Porch leading into...

### Living Room

15'4" x 9'7" (4.67 x 2.92) Storage cupboard with shelves.



### Inner Hall

Storage cupboard.

### Kitchen

9'7" x 5'3" (2.92 x 1.60) White wall & floor units, tiled splash back, stainless steel sink & drainer, free standing 'Beko' cooker and space for washing machine.



### Shower Room

Corner shower cubicle with glazed door, part tiled part clad walls, basin, W.C, chrome heated towel rail and wall mounted mirrored vanity unit.



### Bedroom

10'8" x 11'5" (3.25 x 3.47)



### Externally

To the front of the property there is a lawned area with pathway and external storage cupboard.

### Agent Note

Mansons Property Consultants act for themselves and for the vendors or lessors of this property and have prepared these details for guidance purposes only. All descriptions, dimensions, references to condition and orientation are given without responsibility and intending purchasers/tenants should satisfy themselves by inspection or otherwise. We do not have any authority to make or give any representation as to the age, quality, state, condition or fitness of the property. Purchasers/Tenants must rely on their own enquiries.

**Mansons Property Consultants are a member of the following client money protection and redress schemes:**

UKALA Client Money Protection (member number 084477)

The Property Ombudsman (TPO) (Redress Scheme)

**Tenancy Agreement**

All our properties are let on a 6 or 12 month Assured Shorthold Lease, subject to landlords approval.

**Tenant Obligations**

The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

**Holding Deposit**

We require a holding deposit which will be equal to one weeks rent and will secure a property whilst we carry out reference checks via a specialist referencing firm. NB The holding deposit is refundable in the following circumstances: IN FULL If the offer is not accepted by the landlord or the landlord withdraws their offer or the property from the market or if the landlord decides the completed PASS' references are unsatisfactory. IN PART If the tenant(s) withdraw their offer and referencing has commenced but has not yet been completed, then a charge up to the full amount can be deducted to cover any costs accumulated. If the status of the completed references is a FAIL' or where the tenant(s) have provided false or misleading referencing information and the landlord is unable to re let the property by the estimated tenancy start date below, a charge up to the full amount can be deducted to cover any costs accumulated.

**BEFORE YOU MOVE IN:**

- Pre-tenancy holding fee: is equal to one weeks rent. Please note, this is deducted from the first month's rent

**During Your Tenancy**

- Change of tenant during your tenancy amendment fee: £108.00 (inclusive of VAT)
- Out of hours service/wrongful callout charge: £50.00 (inclusive of VAT)
- Unpaid/late rent: This will be charged at 3% interest per year once the rent is 14 days overdue
- Tenant breaking the agreement: If breaking the agreement results in us issuing a Section 8 notice, then a charge of £35.00 (inclusive of VAT) will be charged to cover our reasonable costs
- Lack of response to notice sent: Should the tenant not reply to the section 8 notice resulting in a property visit being required, then a charge of £50.00 (inclusive of VAT) will apply
- Payment returns: If payments are rejected by the bank, the tenant must cover our reasonable costs of not more than £35.00 (inclusive of VAT)
- Abandoned property: If tenant abandons the property resulting in a property visit being required, then a charge of £50.00 (inclusive of VAT) will apply
- If you do not respond to the letters about arrears, and as a result we or our agent have to visit you at home, you will pay our reasonable costs of not more than £50.00 inc VAT. You can avoid that by keeping in contact.
- Where rent has been overpaid during the tenancy and we incur administration costs in dealing with its calculation and repayment a fee of £25.00 inc VAT will be charged. This would be a breach of the terms of the tenancy as the amount of rent to be paid is explained in the contract
- If you lose your copy of the Tenancy Agreement we will provide a copy for £6.00 inc VAT.
- Other fees and charges: Charges would apply dependant on nature of the landlord's items lost/damaged (tenant fault)

**Ending Your Tenancy**

- Ending your tenancy: No charge applicable
  - Ending your tenancy early: With written consent from Mansons the tenant may end the tenancy early and is required to cover the costs of deposit lodgement at £54.00 (inclusive of VAT)
- We accept payment by debit cards and electronic bank transfer

**New paragraph**

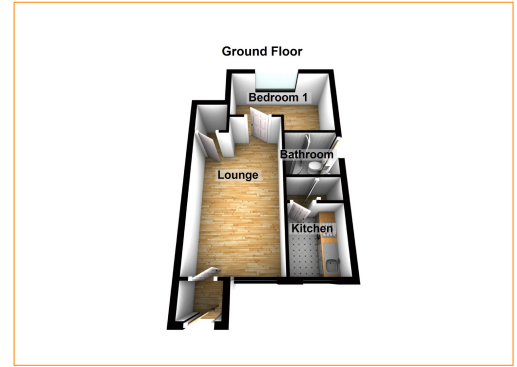
IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

Please note that Mansons Property Consultants are also a member of the following client money protection and redress schemes:

The Guild of Professional Estate Agents Policy with W.R. Berkley Insurance (Client Money Protection)

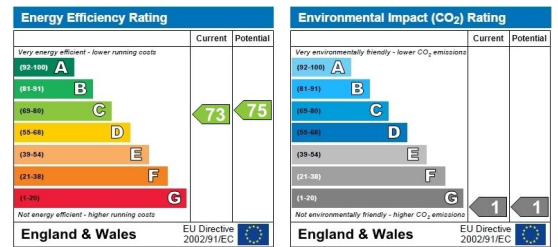
The Property Ombudsman (TPO) (Redress Scheme)

**FLOOR PLANS**



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

**ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT**



**VIEWING ARRANGEMENTS**

To arrange a viewing, please call 0191 2953322 or e-mail us; [info@next2buy.com](mailto:info@next2buy.com)

Open Hours;  
 Monday 9am - 6pm  
 Tuesday 9am - 6pm  
 Wednesday 9am - 6pm  
 Thursday 9am - 6pm  
 Friday 9am - 6pm  
 Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**VIEWING APPOINTMENT**

TIME .....  
 DAY/DATE .....  
 VENDORS NAME (S) .....

**QR CODE**

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