

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

3 ROYAL SOVEREIGN HOUSE MANCHESTER STREET MORPETH NORTHUMBERLAND NE61 1BH



APARTMENT TO LET

- First Floor Apartment
- En-Suite Shower Room/W.C
- Secure Car Parking
- Electric Central Heating
- Two Bedrooms
- Fitted Kitchen
- Double Glazing
- Unfurnished

£550 PCM (exclusive)

3 ROYAL SOVEREIGN HOUSE MANCHESTER STREET MORPETH NORTHUMBERLAND NE61 1BH

Two bedroom apartment situated in a purpose built town centre development of 12 superbly appointed apartments. The property occupies an excellent site, convenient for town centre amenities - the bus station and main shopping areas being located within 200 metres.

The accommodation has the benefit of a lift and staircase, secure underground parking, video entry phone system, electric central heating via radiators, sealed double glazed window units and fully fitted kitchen with integral appliances.

The accommodation briefly comprises: Reception hall, livingroom, open plan fitted kitchen, two bedrooms (master with en-suite shower room/w.c, separate main bathroom/w.c.)

ACCOMMODATION

ENTRANCE HALL

Cloaks cupboard with Feroli central heating boiler serving the domestic hot water and central heating service.

BEDROOM ONE

8'11" x 12'10" + bay (2.71 x 3.92 + bay)

Double glazed window. One double radiator. Built in storage cupboard.



EN-SUITE SHOWER ROOM/W.C

8'10" max x 6'6" max (2.70 max x 1.98 max)

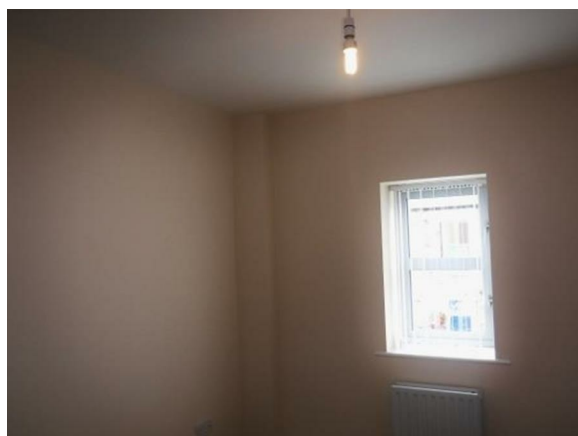
Suite comprises: Shower cubicle, wash hand basin and close coupled w.c. Heated towel rail.



BEDROOM TWO

8'4" x 9'7" (2.54 x 2.92)

Double glazed window. One double radiator.



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BATHROOM/W.C

8'4" x 6'0" (2.54 x 1.84)

White suite comprising: Panelled bath, pedestal wash hand basin and close coupled w.c. Heated towel rail.



LIVINGROOM

17'6" x 13'3" + bay (5.34 x 4.03 + bay)

Double glazed windows. Two double radiators. Video entry phone system.



KITCHEN

8'9" x 7'9" (2.66 x 2.37)

Range of wall and floor storage units. Stainless steel 1 1/2 bowl single drainer sink unit. Integrated washing machine, dishwasher, electric hob, oven and fridge freezer.



EXTERNAL

DESIGNATED PARKING SPACE

Located in the basement.

LANDLORD SPECIFICATIONS

No pets. No smokers.

VIEWING

Strictly by appointment through our Morpeth Office - (01670) 513533 - Option 2

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RENT & TERMS:

£550.00 per calendar month exclusive.

Please note that the Tenant(s) is/are to responsible for all utilities and services including Council Tax. Minimum period of six months Assured Shorthold Tenancy.

The Tenant will be required to pay the following sum of money PRIOR TO THE COMMENCEMENT OF THE TENANCY:

£550.00 Security Deposit

£550.00 One months rent due in advance

REFERENCES

All tenancies are subject to the receipt of satisfactory references. In addition to the necessary references, we will also carry out Money Laundering Checks and a credit check. This is included in our referencing process.

We are also required to carry out Right to Rent checks on all Tenants. We will require sight of a UK passport or, alternatively, a valid UK drivers licence along with secondary supporting documentation (a full list of acceptable documents can be provided) per applicant.

This information will be required upon payment of the holding deposit and prior to the reference checks being carried out.

DEPOSIT INFORMATION:

In accordance with the Housing Act 2004 Tenancy Deposit Protection Law (implemented 6 April 2007), security deposits paid by Tenants must be protected by a Tenancy Deposit Protection Scheme. As such, we advise that Rickard Chartered Surveyors are a member of the Tenancy Deposit Scheme administered by The Deposit Protection Service.

Further details regarding their code of practice, terms and conditions can be obtained by accessing The Deposit Protection Service at www.depositprotection.com.

TENANT FEES

Permitted fees for tenants:

In order for the Landlord to agree to process your application and to suspend advertising the subject property as being available, the proposed Tenant will be required to pay a Holding Deposit equating to one weeks rent.

A deadline for agreement will be agreed and the proposed Tenant will be required to enter into a legally binding conditional contract to create a specific future date.

Should the proposed Tenancy not proceed due to no fault of the Tenant, for example, the Landlord withdraws from the agreement, then the Holding Deposit will be refunded in full to the Tenant.

Should the Prospective Tenant:

1. Withdraw from this contract before entering into the tenancy agreement,
2. Provide false information for referencing,
3. Fail to act reasonably to enter into the tenancy before the deadline for agreement,
4. Fail Right to Rent checks,

Then they will be liable for the reasonable costs incurred by the Landlord and his Agent up to the value of the Holding Deposit.

The following costs will be deducted from the Holding Deposit. Any surplus of the Holding Deposit will be returned to the Prospective Tenant, without interest, as soon as possible. A refund to any one of the joint and several Prospective Tenants will be considered adequate as a total refund to all concerned. The costs that may be deducted from the Holding Deposit can include, but are not limited to, the following:

1. Costs of any references or credit checks sought
2. Costs of any administration undertaken to prepare for the tenancy
3. Costs of re-advertising the property to let
4. Costs of any guarantor agreements
5. Costs, in lieu of rent, of keeping the property empty for the tenant

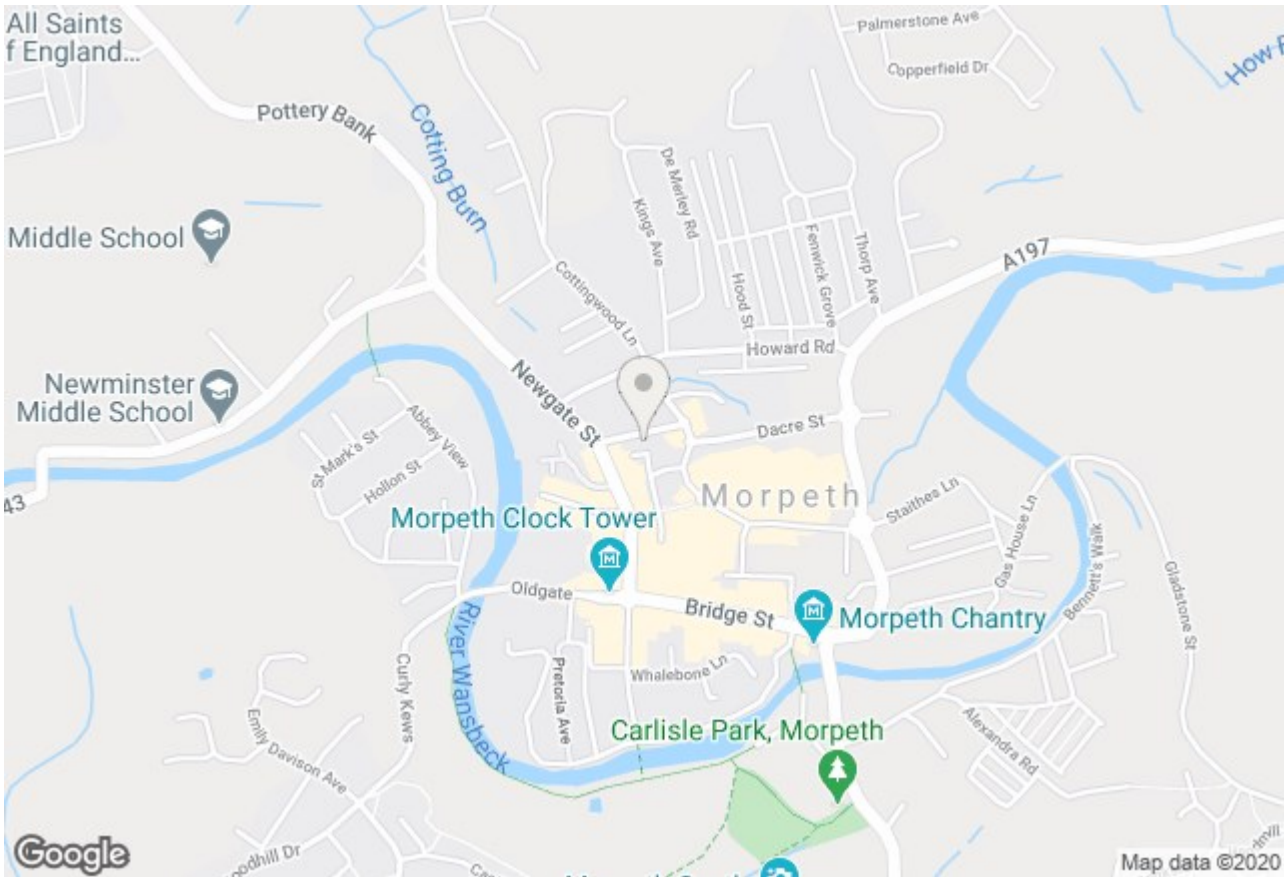
Should a proposed Tenant be uncertain regarding any of the above terms, they should seek legal advice before entering into agreement.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	80	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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