

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

54 BEECHLEA STANNINGTON MORPETH NORTHUMBERLAND NE61 6HR



PROPERTY TO LET

- Ground Floor Flat
- Redecorated to a high standard
- Walking distance to local First School
- Parking area
- Two Bedrooms
- Easy access to the A1
- Fully managed communal gardens
- EPC rating C

£550 PCM (exclusive)

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A well proportioned, two bedroom ground floor flat that has recently been redecorated to a high standard incorporating brushed chrome sockets, switches and interior door handles and new quality flooring.

Located in the popular and highly regarded village of Stannington, the property is conveniently located near the the First School, St Mary's Church, the Ridley Arms public house and a local bus route. Town centre amenities are available within Morpeth whilst there is easy access to the A1 north and south.

With open views over the playing fields, the accommodation briefly comprises:- Entrance hall, living room, kitchen with some appliances, two bedrooms and shower room. Externally there are fully managed communal garden areas to the front and rear with parking area to the front.

GROUND FLOOR ENTRANCE HALL

Cloaks cupboard. Linen cupboard. One radiator. Composite front door.

LIVING ROOM

11'9" x 14'5" (3.6m x 4.4m)

UPVC double glazed windows with views over the playing fields and communal gardens. One radiator. Electric fire.



KITCHEN

11'9" x 9'9" (3.59m x 2.99m)

UPVC double glazed window. Stainless steel single drainer sink unit. Range of polished wood wall and floor kitchen storage units. Gas hob. Newly installed electric oven. Electric microwave. Integrated fridge and freezer. One radiator. Vaillant ecoTEC Pro28 condensing combination boiler serving domestic hot water and heating service. Plumbing for automatic washing machine.



BEDROOM ONE (FRONT)

13'9" (max. into alcove) x 11'1" (4.21m (max. into alcove) x 3.4m)

UPVC double glazed window. One radiator. Walk in wardrobe.



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BEDROOM TWO

6'11" x 9'10" (2.11m x 3.02m)

UPVC double glazed window. One radiator.



SHOWER ROOM/WC

6'5" x 6'2" (1.97m x 1.88m)

White suite comprising: close coupled WC, pedestal wash hand basin and shower cubicle with Redring Expressions 500 electric shower. Heated towel rail. UPVC double glazed window.



EXTERNALLY

Fully managed communal garden area and parking.

RENT & TERMS

£550.00 per calendar month exclusive.

Please note that the Tenant(s) is/are responsible for all utilities and services including Council Tax. A minimum 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

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 telephoning The Deposit Protection Service on 0330 303 0030 or accessing their web site at www.depositprotection.com

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.

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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.

VIEWING ARRANGEMENTS

Strictly by appointment through our Rental Department: (01670) 513533 - option 2

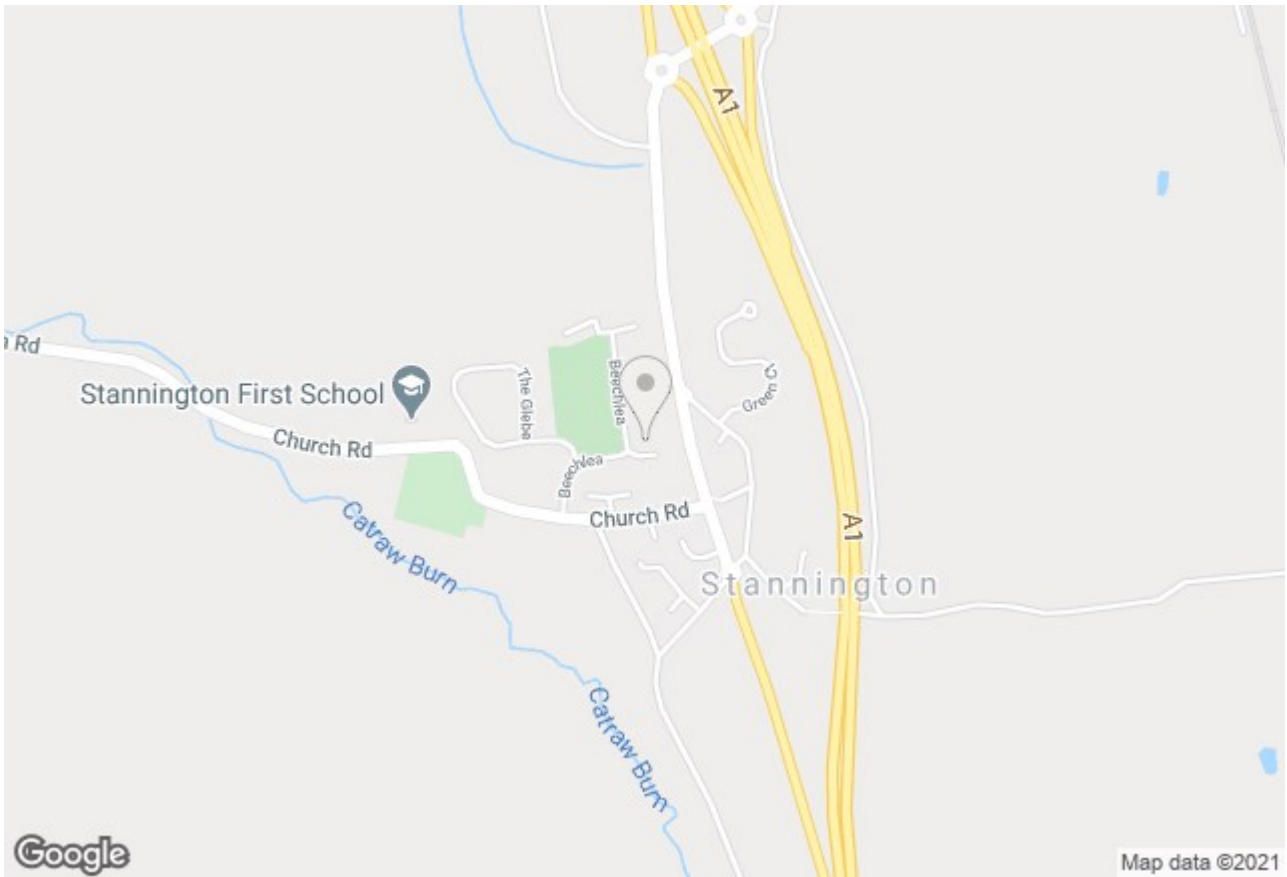
Energy Efficiency Rating

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

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Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com