

TO LET



Southfield Lane Lofts, Middlesbrough

1 Bedroom, 1 Bathroom, Ground Floor Flat

£695 pcm



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1 Bedroom, 1 Bathroom

£695 pcm

Date available: Available Now

Deposit: £775

Part Furnished

Council Tax band: A

- Ground Floor Apartment
- Situated near local amenities
- One Bedroom
- Open plan lounge / kitchen
- Located near Teesside University
- Popular Location
- Part-Furnished

FULL DESCRIPTION Martin and Co are pleased to welcome to the market this ground floor modern apartment, located in the centre of Middlesbrough. Briefly comprising of hallway, bedroom, newly fitted kitchen, living area and separate bathroom. Offered a part-furnished basis this property would be ideal for students and working couples alike, having being located within 5 minutes walk of Teesside University. Call to book a viewing.

INTERNALLY

GROUND FLOOR Communal corridor, meter cupboard and stairs leading to all other apartments over two floors.

APARTMENT ENTRANCE HALLWAY 11' 11" x 3' 7" (3.63m x 1.09m) Apartment door leading to bathroom, bedroom and lounge areas. Door intercom system, inset lighting and laminate flooring.

BATHROOM 7' 2" x 6' 1" (2.18m x 1.85m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, paneled bath with





traditional shower mixer tap over, glazed side screen, extractor, vinyl flooring, electric heated towel rail and inset lighting.

OPEN PLAN KITCHEN LOUNGE DINER 14' 11" max x 9' 2" max (4.55m x 2.79m) Range of wall, base and drawer units with light white gloss fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, electric hob, electric oven, stainless steel extractor hood, integrated fridge freezer, integrated washing machine, laminate flooring, inset lighting, two wall mounted electric heaters, and window. Furniture included dining table with two chairs, two seater sofa, side table, TV unit and coffee table.

BEDROOM 11' 4" x 8' 6" (3.45m x 2.59m) Inset lighting, wall mounted electric heater, carpet flooring and window. Furniture included: double bed with fitted headboard, two bedside double drawer units, three drawer dresser, double freestanding wardrobe.

EXTERNALLY To the rear of the property there is a communal bin store cupboard.

PLEASE NOTE Holding Deposit

A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out.

With the tenants' consent this holding deposit will be refunded against the first months rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.



Reference Checks and Credit Worthiness

All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs. Applicants will need to provide proof of an income of at least 2.5 x annual rent. DSS applicants will require a guarantor who is working and able to provide proof of an income 3x the annual rent. We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

Documentation that may be required:

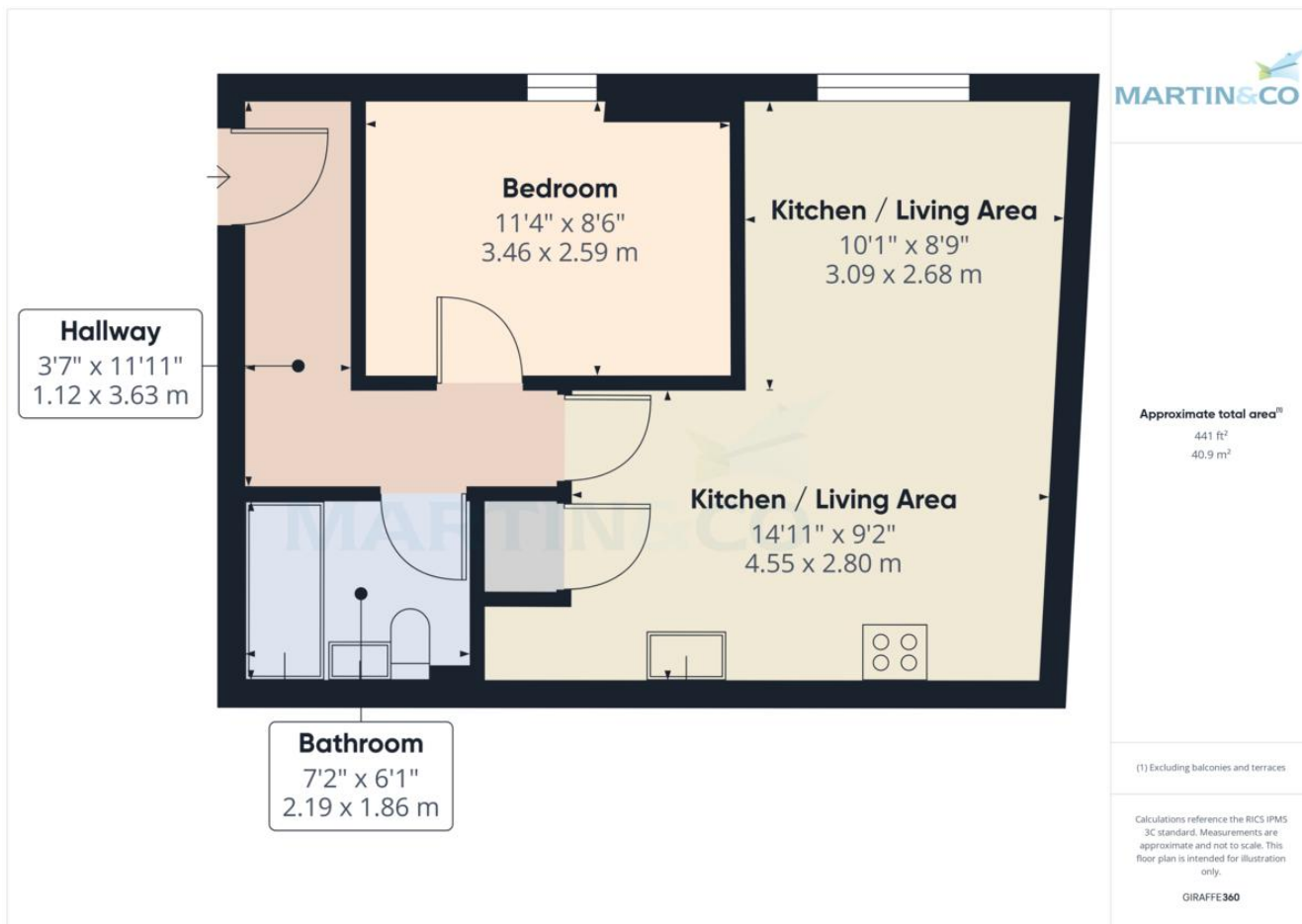
Passport, driving licence, bank statements (to assess income), utility bill (proof of address), payslips, benefits award letter, WFTC award letter.

Right to Rent Checks

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf





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MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.