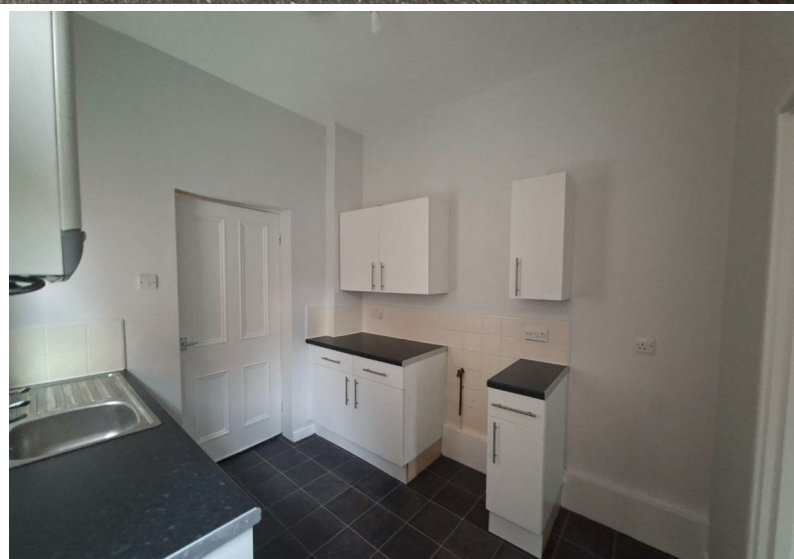




9 Grosvenor Avenue, Jesmond, NE2 2NN
£850 Per Month

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Unfurnished Ground floor Flat Situated Close To Jesmond Dene with Gas Central Heating and Double Glazing, Comprises : Lobby, Hallway, Two bedrooms, Lounge, Fitted kitchen, Bathroom, Separate yard to rear.

GROUND FLOOR

LOBBY

Door to:-

HALLWAY

Under-stairs cupboard, single panel radiator, carpet.

FRONT BEDROOM

13'11" into alcoves x 13'10" (4.24 into alcoves x 4.22)

UPVC double glazed bay window, corniced ceiling with centre rose, single panel radiator. Carpet

REAR BEDROOM

7'11" x 10'5" (2.41 x 3.18)

UPVC double glazed window, single panel radiator, carpet.

LOUNGE

14'5" x 10'8" (4.39 x 3.25)

Fitted cupboards to alcoves , double panel radiator, UPVC double glazed window. Carpet.

KITCHEN

8'11" x 8'1" (2.72 x 2.46)

Range of wall and floor units with round edge work surfaces incorporating stainless steel bowl and drainer, plumbed for automatic washing machine, tiled splash backs, single panel radiator, UPVC double glazed window, tile effect lino flooring.

BATHROOM

White suite comprising:- panel bath with shower over, pedestal wash basin, low level WC, tiled splash backs, two UPVC double glazed window, single panel radiator, tile effect lino flooring.

OUTSIDE

Small town garden to front and separate yard to rear.

TENANTS OBLIGATIONS

The Tenant is responsible (unless otherwise informed) for the connection and payment of all utilities including electric, gas water, telephone, and is responsible for Council Tax. The Tenant must keep the property and its' gardens in good, clean and tidy condition throughout the term of the tenancy. It is the responsibility of the Tenant to contact the relevant utility companies and set up the bills in their own names.

VIEWING

Strictly by appointment through R A Jackson & Son LLP 0191 2571253

All measurements have been taken with the use of a laser meter and thus some small variation may occur and the measurements are for descriptive purposes only

COUNCIL TAX BAND

Enquiries via the Direct.Gov Agency website indicates that the property is assessed under Council Tax Band B.

RENT

The rent is £950pcm.

The initial term for this tenancy is 6 months. The Landlord is happy to offer renewals after the initial fixed term.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is D. A full copy of the report is available upon request.

DEPOSIT

DEPOSIT: £ 1095

R A Jackson & Son LLP use the Deposit Protection Scheme (DPS) to protect your deposit. The DPS is a government approved tenancy deposit scheme. Further information can be found at www.depositprotection.com

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information

<https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

RENTAL INFORMATION

COUNCIL TAX: B

EPC RATING: D

RENT: £ 850pcm

TERM: 6 month initial term

DEPOSIT: £980

HOLDING FEE: £195

PROPERTY TYPE: Ground floor two-bedroomed flat

CONSTRUCTION: Traditional

UTILITIES: Mains

PARKING: On Street, enquiries should be made with local council for permit requirements

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

- Residential Sales and Lettings
- Commercial Sales and Lettings
- Professional Valuation of Commercial and Residential Property
- Home-buyer Survey and Valuation
- Property Management
- Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

