



Broadmeadows Close, Swalwell

A beautifully presented and spacious ground floor two-bedroom apartment, available to rent now. Situated within a sought-after modern development, This modern apartment offers well-proportioned accommodation and is in a good location at the bottom of Swalwell Bank, providing access to local amenities and transport links, close to the A1 and Metrocentre. The apartment benefits from a secure intercom entry phone system and offers a cosy living space. There are two bedrooms and a modern bathroom, with a shower over the bath. Externally, the apartment has a allocated parking bay.

£695 pcm

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Available now

ENTRANCE

SITTING ROOM



KITCHEN



ADDITIONAL KITCHEN



BATHROOM



MAIN BEDROOM



BEDROOM 2



CREDIT REFERENCE CHECKS

Please note that Suzanne Graham Estate Agents have an obligation to all of our landlords to credit and reference check each adult hoping to live in one of our rental properties.

The first criteria of the credit check refers to Annual Income and requires that the Tenant(s) (jointly) earn in excess of 31 times the rent.

Should this not be the case we are obligated to ask for a UK Guarantor whom would meet this criteria OR Six Months Rent In Advance.

HOLDING DEPOSIT

If you wish to let one of our rental properties we will require a holding deposit equivalent to one weeks rent.

Should these application forms not be returned Suzanne Graham Estate Agents will be obliged to start re - marketing the property. The holding deposit is NON REFUNDABLE .

INITIAL MONIES

On the day you sign the lease to start the tenancy agreement we require the following initial monies:

First months rent

+

Damage Deposit (1 Months Rent)

The holding deposit paid to secure the property is deducted from the above amount.

DPS

All deposits will be held by DPS (Deposit Protection Scheme).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		