

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

83 LOANSDEAN WOOD MORPETH NE61 2FB



- Second Floor Apartment
- Large Lounge Diner
- Communal Gardens
- Council Tax Band: D
- Services: Mains - Gas CH, Electric, Water & Sewage
- Two Excellent Sized Bedrooms - Master with Ensuite
- Allocated Parking
- Available Now
- EPC: B
- Viewing Highly Recommended

£875 PCM (exclusive)

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This two-bedroom, second-floor apartment in the sought-after Loansdean Wood development offers modern and spacious living in a popular residential setting.

The property features a large open-plan lounge and dining area, contemporary kitchen with integrated appliances, a master bedroom with an en-suite shower room, good size second bedroom, bathroom and an allocated parking complete the home.

Ideally located, the apartment is within walking distance of local amenities, including a Co-op, a popular bakery, Morpeth First School. Morpeth town centre is just a short distance away, offering a variety of independent shops, restaurants and health and leisure facilities. The property also benefits from excellent transport links with Morpeth Train Station nearby and frequent bus services, along with easy access to the A1 for commuting to Newcastle and beyond.

COMMUNAL ENTRANCE

Entrance from the front or the rear of the block with key or intercom access, stairs to all floors. Communal area maintained by the management company.

ENTRANCE HALLWAY

A spacious hallway with access to all rooms, benefits from carpet and a radiator.

LOUNGE DINER

17'6" x 24'9" max (5.35 x 7.55 max)

An excellent sized room, flooded with lots of natural light as it benefits from 4 double glazed windows, the room also has carpet, two radiators, TV & Telephone points.

DINER ADDITIONAL IMAGE

KITCHEN

9'6" x 10'9" (2.92 x 3.30)

A modern immaculately presented kitchen with integrated appliances including fridge, freezer, dishwasher, washing machine, electric oven and electric hob. The kitchen is fitted with wall and base units benefiting from plinth lights, granite work surfaces, and a one and a half sink drainer unit with mixer tap. The floor has been tiled and there is also a radiator.

MASTER BEDROOM

12'11" x 15'1" (3.94 x 4.60)

With two double glazed windows, carpet and a radiator.

ENSUITE

3'3" x 7'2" (1.00 x 2.20)

Fitted with a shower in glass cubicle, pedestal wash hand basin, close coupled w.c. radiator and tiled walls and floor.

The ensuite also houses the combi-boiler.

BEDROOM TWO

11'11" x 10'4" (3.65 x 3.17)

With a double glazed window, carpet and a radiator.

BATHROOM/W.C.

7'9" x 16'9" (2.37 x 5.11)

Fitted with a paneled bath with electric shower over and glass screen, pedestal wash hand basin, low level close coupled w.c. spot lit ceiling, radiator and tiled walls and floor.

EXTERNALLY

Loansdean Wood is a sought after development which offers well maintained communal areas.

The property has an allocated parking space which is located to the rear of the block next to the entrance door. Visitor Parking is also available.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

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COUNCIL TAX BAND

Council Tax Band - D taken from gov.uk January 2024.

The property is still under the NHBC guarantee which is valid until 2025.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

RENT & TERMS

£875 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:

£ 875 Security Deposit

£ 875 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.

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:

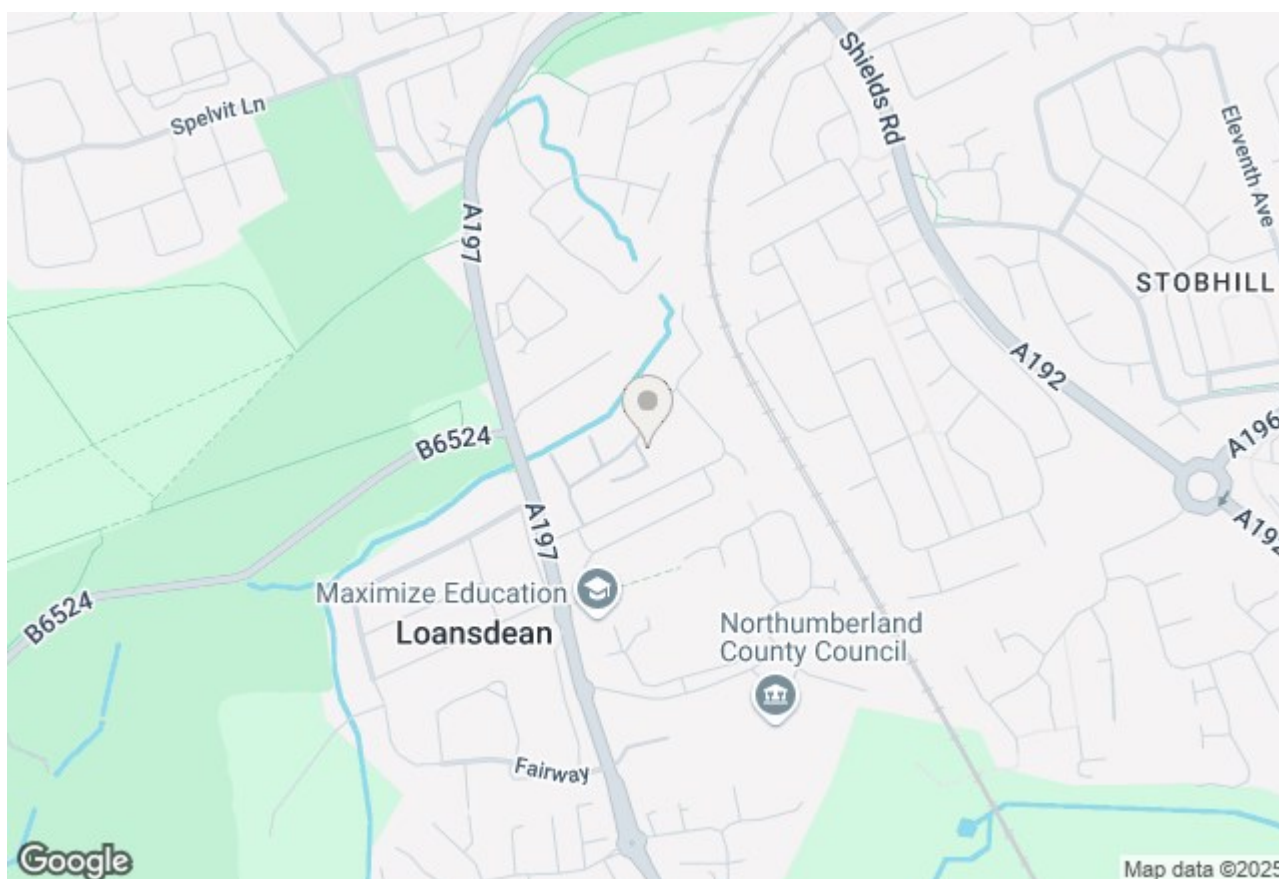
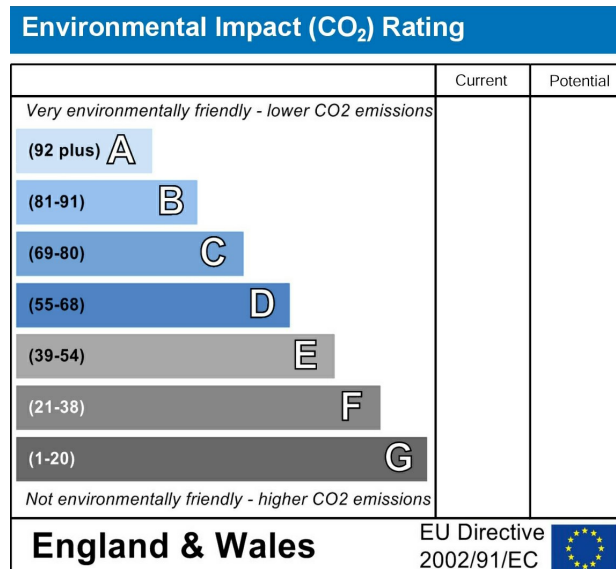
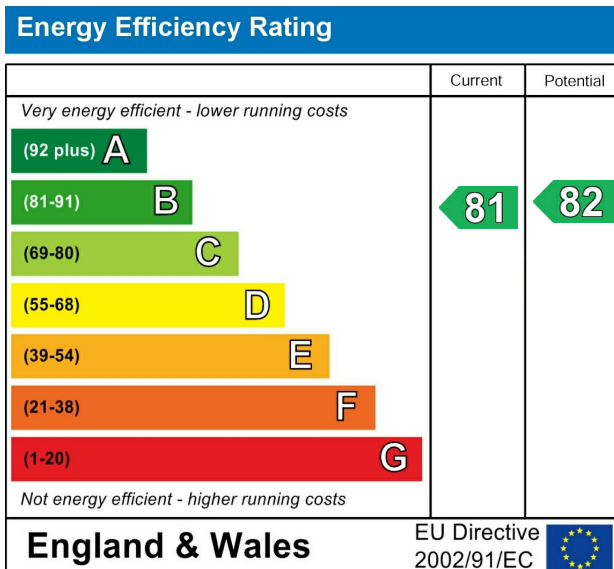
1. Costs of any references or credit checks sought
 2. Costs of any administration undertaken to prepare for the tenancy
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3. Costs of re-advertising the property to let
4. Costs of any guarantor agreements
5. Costs, in lieu of rent, of keeping the property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





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