

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

18 ASHLEY GARDENS ST. MARY PARK STANNINGTON MORPETH NE61 6BJ



PROPERTY TO LET

- End Link House
- Double Glazing
- Energy Rating B84
- Allocated Parking
- Breakfasting Kitchen
- Unfurnished

£825 PCM (exclusive)

18 ASHLEY GARDENS ST. MARY PARK STANNINGTON MORPETH NE61 6BJ

A modern, airy end link home at St Mary's Park, Stannington, nestled in the heart of the Northumberland countryside, extending across 136 acres the development offers open space and amenities that include a community centre and the popular St. May's Gastro Pub & Hotel. Perfectly located just 4 miles from the historic market town of Morpeth, as well as being easily accessible to the A1.

This well presented end link home will appeal to a range of tenants. The property comes unfurnished but with carpets and floor coverings throughout. The property comprises: entrance lobby, cloakroom/WC, living room and breakfasting kitchen, and to the first floor: landing, two bedrooms and bathroom/WC. Externally, there is a designated parking area and enclosed low maintenance rear garden.

GROUND FLOOR:

ENTRANCE LOBBY

One radiator.

CLOAKROOM/WC

Wall mounted wash hand basin. WC with concealed cistern. One radiator. Moulded door.



LIVING ROOM

10'4" (max to stairs) x 13'8" (3.15m (max to stairs) x 4.17m)
UPVC double glazed window. One radiator. Moulded door.



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BREAKFASTING KITCHEN

13'1" (max) x 11'1" (4.01m (max) x 3.38m)

Range of white fronted wall and floor storage units. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Stainless steel single drainer sink unit. Gas hob with cooker hood. Zanussi electric oven. Ideal Logic combi 35 combination boiler serving domestic hot water and central heating service. UPVC double glazed patio doors to rear garden. One radiator.



FIRST FLOOR:

LANDING

Access to roof space. One radiator. Storage cupboard.

BEDROOM ONE

13'3" x 8'10" (4.06m x 2.71m)

UPVC double glazed window. One radiator. Moulded door.



BEDROOM TWO

13'3" (max) x 7'9" (max) I shaped (4.04m (max) x 2.38m (max) I shaped)

UPVC double glazed window. One radiator. Moulded door.



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BATHROOM/WC

Panelled bath with mixer shower over. Pedestal wash hand basin. WC with concealed cistern. One radiator. Moulded door.



EXTERNAL

Enclosed low maintenance rear garden. Designated parking space.



RENT & TERMS

£825.00 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:

£825.00 Security Deposit

£825.00 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

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

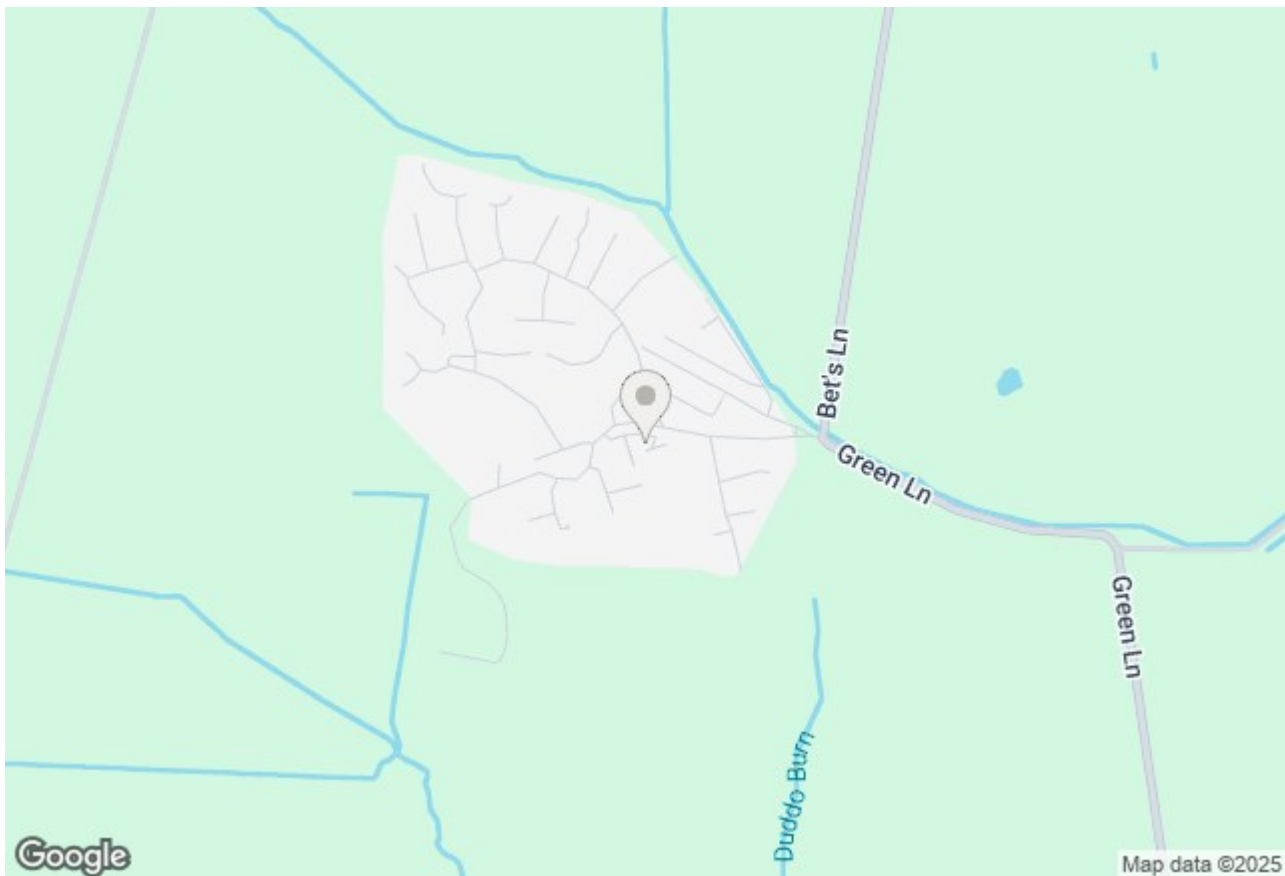
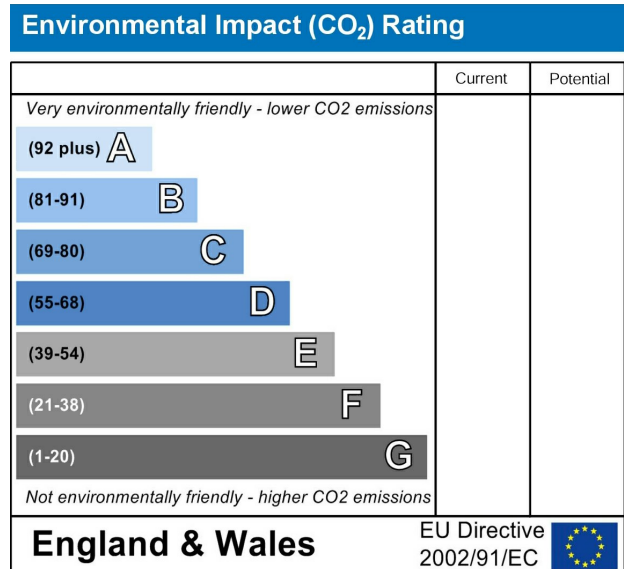
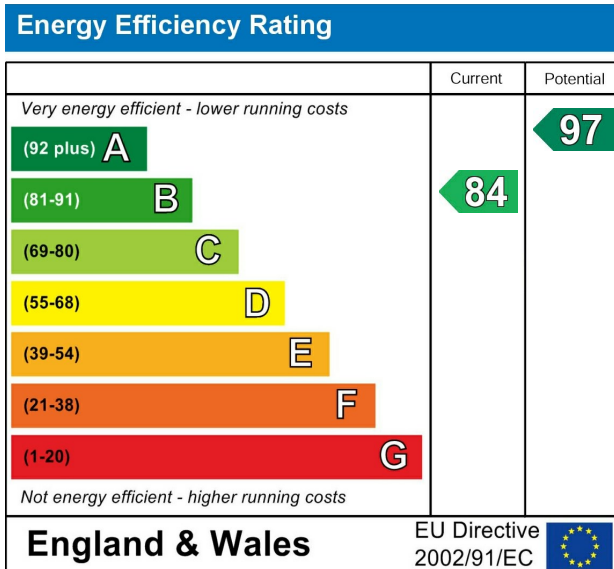
Should a proposed Tenant be uncertain regarding any of the above terms, they should seek legal advice before entering into agreement.

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.



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