

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

20 LAUREL STREET WALLSEND NE28 6TQ



PROPERTY TO LET

- REFURBISHED THREE BEDROOMS
- STONES THROW AWAY FROM METRO AND TOWN CENTRE
- EPC RATING C
- AVAILABLE NOW
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER, DRAINAGE & SEWERAGE

£750 Per Calendar Month

20 LAUREL STREET WALLSEND NE28 6TQ

Welcome to this beautifully refurbished first-floor flat located on Laurel Street in the town of Wallsend. This contemporary property boasts three bedrooms, making it an ideal choice for families or professionals seeking a comfortable living space.

As you enter the flat, you will be greeted by a bright and airy reception room, perfect for relaxing or entertaining guests. The modern design and thoughtful refurbishment ensure that the space is both stylish and functional. The contemporary finishes throughout the flat create a welcoming atmosphere.

The three bedrooms offer ample space for rest and relaxation, with the potential to be transformed into personal sanctuaries or home offices, depending on your needs. The well-appointed modern bathroom features modern fixtures, providing a serene space for your daily routines.

Situated in a convenient location, just a stones throw to the town centre and excellent transport links, making it easy to explore the surrounding area.

In summary, this first-floor flat on Laurel Street is a fantastic opportunity for anyone looking for a contemporary living space. With its three bedrooms, stylish reception room, and modern kitchen and bathroom, this property is sure to impress. Don't miss your chance to make this lovely flat your new home.

LOBBY

Entered via a double glazed door, stairs up to all rooms.

LANDING

New carpet flooring.

LOUNGE

13'3 x 10'4 (4.04m x 3.15m)

Double glazed window, radiator, new carpet flooring, storage cupboard.

KITCHEN

9'3 x 6'1 (2.82m x 1.85m)

Double glazed window, range of contemporary wall, base and drawer units with complimenting work tops and upstands, integrated fridge freezer, built in oven, hob, Baxi boiler, modern sink with drainer and mixer tap.

BATHROOM

Modern shower bath with a contemporary shower fitment above and shower screen, low level wc, wash hand basin set in a vanity unit, heated towel rail, washing machine.

BEDROOM ONE

15'2 x 16'2 (4.62m x 4.93m)

Two double glazed windows, radiator, new carpet flooring.

BEDROOM TWO

9'5 x 7'8 (2.87m x 2.34m)

Double glazed window, radiator, new carpet flooring.

BEDROOM THREE

8'3 x 12'11 (2.51m x 3.94m)

Double glazed window, radiator, new carpet flooring.

RENT & TERMS

£750.00 per calendar month exclusive.

Please note that the Tenant(s) is/are to responsible for all utilities and services including Council Tax.

The Tenant will be required to pay the following sum of money PRIOR TO THE COMMENCEMENT OF THE TENANCY:

£750.00 Security Deposit

£750.00 One months rent due in advance

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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
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.


DEPOSIT INFORMATION

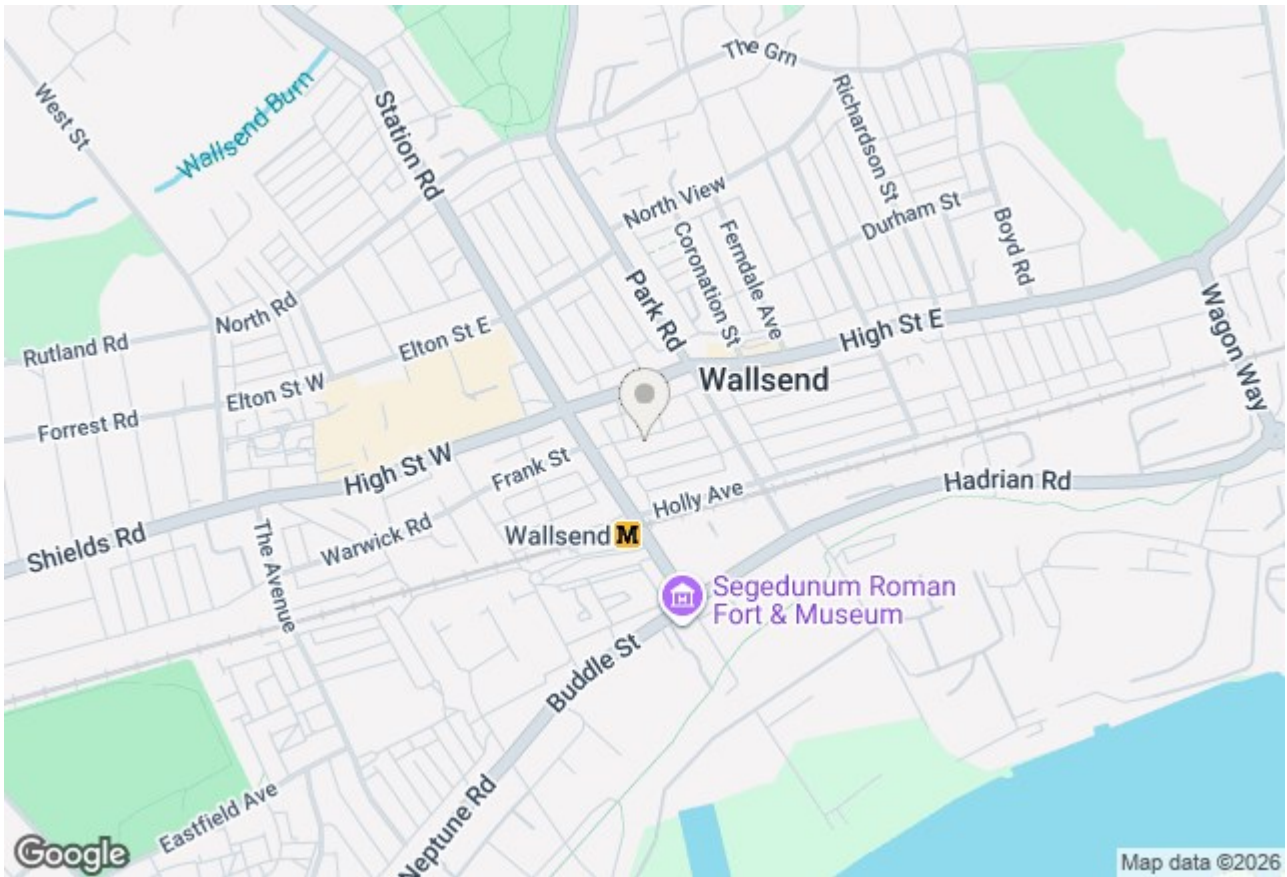
In accordance with the Housing Act 2004 Tenancy Deposit Protection Law (implemented 6 April 2007), security deposits paid by Tenants must be protected by a Tenancy Deposit Protection Scheme. As such, we advise that Rickard Chartered Surveyors are a member of the Tenancy Deposit Scheme administered by 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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