R.A Jackson & son
Est. 1830







53 Merlin Crescent, Rosehill, NE28 7DQ

£625 Per Month

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Two Bedroomed Ground Floor Flat with gas central heating and UPVC double glazing. Hallway, Lounge, Kitchen, Two Bedrooms, Bathroom/w.c. Gardens front & rear. Available Now.

RENTALINFORMATION
COUNCIL TAX: A
EPC RATING: C
RENT: £625 pcm
TERM: 6 month initial term
DEPOSIT: £720
HOLDING FEE: £140
PROPERTY TYPE: First Floor Flat
CONSTRUCTION: Traditional
UTILITIES: Mains gas, electric (PAYG), water and drainage.
PARKING: On Street Parking

GROUND FLOOR

Hallway
UPVC double glazed entrance door. Single panel radiator. Store cupboard.

Kitchen
9'7" x 7'1" (2.92 x 2.16)
Wall and floor units with round edged work surfaces incorporating stainless steel bowl and drainer. Double panel radiator. UPVC double glazed window. UPVC double glazed door.

Bathroom/w.c.
White suite comprising panel bath with shower over, low level w.c., pedestal wash basin. Tiled splash backs. UPVC double glazed window Single panel radiator.

Front Lounge
13'9" x 11'1" (4.19 x 3.38)
Wall mounted gas fire. UPVC double glazed window. Double panel radiator.

Rear Bedroom
12'2" x 10'4" (3.71 x 3.15)
UPVC double glazed window. Single panel radiator.

Front Bedroom
10'10" x 9'0" (3.30 x 2.74)
UPVC double glazed window. Single panel; radiator.

OUTSIDE

Gardens
Gardens to front and rear.

TENANTS OBLIGATIONS
The Tenant is responsible (unless otherwise informed) for the connection and payment of all the 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.

DEPOSIT
DEPOSIT: £720.00

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

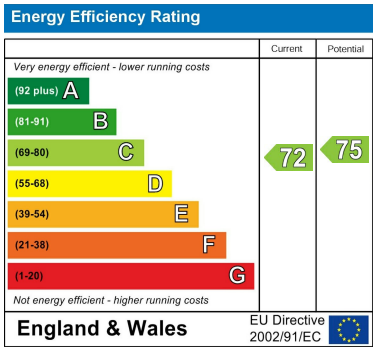
CLIENT MONIES PROTECTION SCHEME
R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. 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

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

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



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