



4 Merlin Crescent, Rosehill, NE28 7DH
£625 Per Month

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Delightful Two Bedroomed Ground Floor Flat with gas central heating, UPVC double glazing and Gardens. Hallway, Lounge, Two Bedrooms, Kitchen, Bathroom with white suite. Available Now. EPC Rating C.

RENTAL INFORMATION

COUNCIL TAX: Band A
EPC RATING: C
RENT: £625 pcm
TERM: 6 month initial term
DEPOSIT: £720.00
HOLDING FEE: £140
PROPERTY TYPE: Ground Floor Flat
CONSTRUCTION: Traditional
PARKING: On Street

GROUND FLOOR

Hallway

UPVC double glazed entrance door. Single panel radiator. Cloaks cupboard.

Kitchen

9'7" x 6'8" (2.92 x 2.03)
Range of wall and floor units with complimenting work surfaces incorporating stainless steel bowl and drainer. Tiled splash backs. Single panel radiator. UPVC double glazed door to garden. UPVC double glazed window.

Bathroom/w.c.

8'8" x 4'2" (2.64 x 1.27)
White suite comprising panel bath with shower over, pedestal wash basin, low level w.c. Tiled splash backs. UPVC double glazed window. Single panel radiator.

Rear Bedroom

14'7" x 12'2" (4.45 x 3.71)
UPVC double glazed window. Single panel radiator. Store cupboard to alcove.

Front Bedroom

10'9" x 9'1" (3.28 x 2.77)
UPVC double glazed window. Single panel radiator.

Front Lounge

11'2" x 13'10" (3.40 x 4.22)
UPVC double glazed bay window. Double panel radiator.

OUTSIDE

Gardens

Gardens to front and rear

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is C. A full copy of the report is available upon request.

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: £690.00

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

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

PROPERTY REDRESS SCHEME

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

Our Services

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Professional Valuation of Commercial and Residential Property
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Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 73 |
| (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 | |