

TO LET



Ashbrooke Hall, Ashbrooke, Sunderland
£575 pcm


MARTIN&CO

Ashbrooke Hall, Ashbrooke, Sunderland

Apartment,
2 bedroom, 1 bathroom
£575 pcm

Date available: Available Now

Deposit: £575

Furnished Optional

Council Tax band: C

- BALCONY
- PRIVATE GATED PARKING
- BEAUTIFULLY PRESENTED
- POPULAR LOCATION
- EXCELLENT ACCESS TO THE CITY CENTRE
- EPC - C

This two bedroom apartment is located in Ashbrooke Hall, located in one of Sunderland's most sought after areas. The top floor apartment is part of a small development of 6 apartments that come with private gated parking to the side of the building. The property briefly comprises; light and airy living room with sliding doors leading out to the balcony, fitted kitchen with breakfast bar, tiled bathroom with white suite, main bedroom with sliding doors leading out onto the balcony, second bedroom with front aspect. Contact MARTIN & CO to arrange a viewing.



A holding deposit of no more than 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first months rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

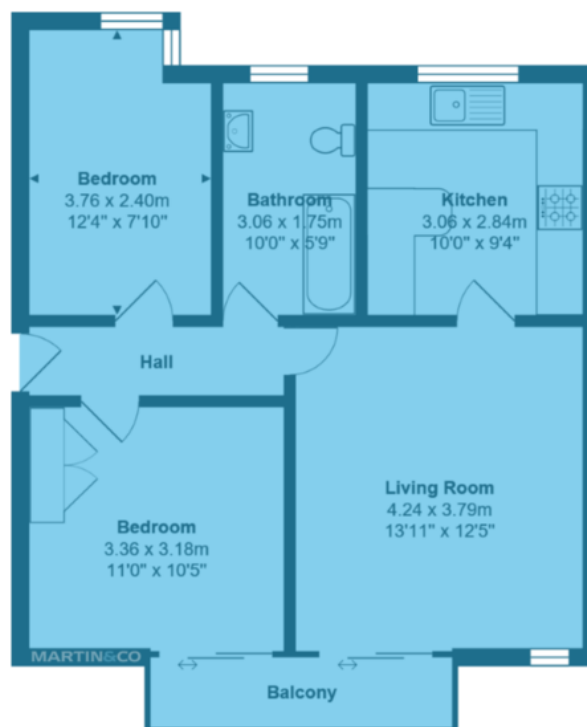
In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you loosing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties. Passport, driving licence, bank statements (to assess income), utility bill (proof of address), payslips, benefits award letter, WFTC award letter

All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent. DSS applicants will require a guarantor who is working and able to provide proof of an income 3.5 x the annual rent. We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years. By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	83
EU Directive 2002/91/EC			

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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		79	82
EU Directive 2002/91/EC			





Total Area: 55.9 m² ... 601 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Martin & Co Sunderland

22 Athenaeum Street • • Sunderland • SR1 1DH
T: 0191 546 1973 • E: sunderland@martinco.com

0191 546 1973

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

