

33 Willow Grove, Wallsend



£450 PCM

With two METRO STATIONS close by, (Wallsend & Hadrian Road) this beautifully REFURBISHED LOWER FLAT offers a great standard of accommodation - ready to move into and AVAILABLE NOW on an UNFURNISHED basis! council tax band A, energy rating D (although the boiler has been replaced since this was assessed). In addition there is an attractive rear courtyard with shared access.

This truly is a lovely property and we highly recommend viewings - 0191 2953322.

The Property Comprises



Entrance

Entrance door leading into Vestibule. Further door leading into the hallway. Doors leading off to the two bedrooms and lounge. Radiator. Understairs cupboard.

Living Room

15'4" x 12'6" (4.67m x 3.81m) Double glazed window to the rear. Alcoves. Door through to the kitchen. Wall mounted electric fire, decorative dado rail and laminate flooring.



Kitchen

9'2" x 7'5" (2.79m x 2.26m) Fitted with a range of wall and base units. Sink unit. Door to the side leading to the rear yard. Space for a fridge /freezer. Open doorway through to the rear lobby.

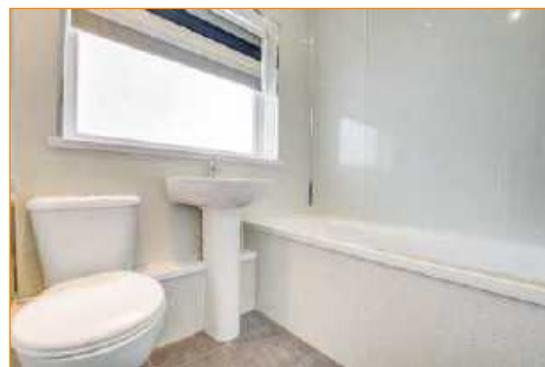


Rear Lobby

6'8" x 2'9" (2.03m x 0.84m) Plumbed for a washing machine. Wall mounted combi boiler. Double glazed frosted window to the rear. Door to the bathroom/WC.

Bathroom

6'8" x 5'6" (2.03m x 1.68m) Fitted with a modern white suite comprising panelled bath (with a shower over), low level WC and pedestal wash basin. Double glazed frosted window to the side. UPVC panelled walls and tiled flooring.



Bedroom 1

13'4" x 12'6" (4.06m x 3.81m) To the front of the property with a double glazed window. Radiator.



Bedroom 2

11'6" x 6'8" (3.51m x 2.03m) Double glazed window to the rear. Radiator.



Externally

There is an enclosed yard to the rear, with shared access for the upper flat.



Agent's Note

Agents Note

Mansons Property Consultants act for themselves and for the vendors or lessors of this property and have prepared these details for guidance purposes only. All descriptions, dimensions, references to condition and orientation are given without responsibility and intending purchasers/tenants should satisfy themselves by inspection or otherwise. We do not have any authority to make or give any representation as to the age, quality, state, condition or fitness of the property. Purchasers/Tenants must rely on their own enquiries.

Mansons Property Consultants are a member of the following client money protection and redress schemes:

UKALA Client Money Protection (member number 084477)
The Property Ombudsman (TPO) (Redress Scheme)

Tenancy Agreement

All our properties are let on a 6 or 12 month Assured Shorthold Lease, subject to landlords approval.

Tenant Obligations

The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

Holding Deposit

We require a holding deposit of £100.00 (inclusive of VAT) per tenant which will secure a property whilst we carry out reference checks via a specialist referencing firm.

NB The holding deposit is refundable in the following circumstances:

IN FULL If the offer is not accepted by the landlord, or the landlord withdraws the property, or if the landlord decides that references are unsatisfactory.

IN PART If within 48 hours the tenant withdraws their offer and references have not commenced, but the landlord re-lets the property with the same proposed move in date above then admin fee of up to £100.00 can be deducted.

Where the tenant provides false or misleading information and the landlord is unable to re-let the property by the proposed move in date, a charge will be levied to cover all the landlord's costs up to a maximum of the deposit paid. If after 48 hours the tenant withdraws their offer, and the landlord is unable to re-let the property by the proposed move in date, then a charge will be levied to cover the landlord's costs of up to a maximum charge of the deposit paid.

Tenant Fees before You Move In

BEFORE YOU MOVE IN:

- Pre-tenancy holding fee: £100.00 per adult (inclusive of VAT). Please note, this is deducted from the first month's rent
- Pre-tenancy administration fee: 60% of the first month's rent (inclusive of VAT)
- Additional tenant fee: Included in initial administration fee
- Guarantor fee: Included in initial administration fee
- Permitted occupier fee: Included in initial administration fee
- Accompanied check-in fee: Included in initial fee
- Pet deposit: Normal deposit amount is one month's rent plus £50.00; this can be increased at the landlord's request if tenants have pets (subject to prior agreement in writing by both parties)

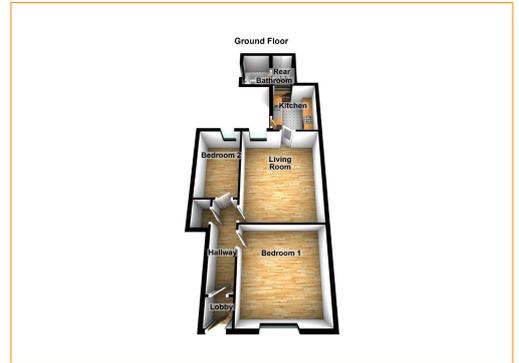
Tenant Fees During The Tenancy

- During your tenancy amendment fee: £240.00 (inclusive of VAT)
- Tenant re-sign fee: £180.00 (inclusive of VAT)
- Student re-sign fee: £90.00 (inclusive of VAT)
- Out of hours service/wrongful call out charge: £52.87 (inclusive of VAT)
- Unpaid/late rent: This will be charged at 8% interest per year once the rent is 14 days overdue
- Tenant breaking the agreement: Should the tenant break the agreement (including late rent) resulting in a letter being sent. A charge of £20.00 (inclusive of VAT) would apply. If breaking the agreement results in us issuing a Section 8 notice, then a charge of £35.00 (inclusive of VAT) will be charged to cover our reasonable costs
- Lack of response to notice sent: Should the tenant not reply to the section 8 notice resulting in a property visit being required, then a charge of £60.00 (inclusive of VAT) will apply
- Payment returns: If payments are rejected by the bank, the tenant must cover our reasonable costs of not more than £20.00 (inclusive of VAT)
- Abandoned property: If tenant abandons the property resulting in a property visit being required, then a charge of £60.00 (inclusive of VAT) will apply
- Other fees and charges: Charges would apply dependant on nature of the landlord's items lost/damaged (tenant fault)

Tenant Fee - Ending Your Tenancy

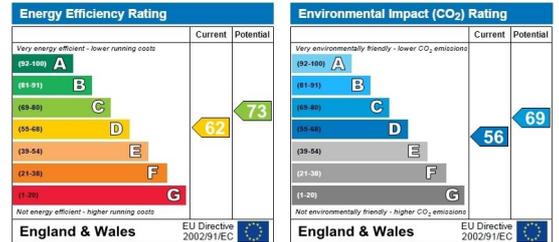
- Ending your tenancy: No charge applicable
 - Ending your tenancy early: With written consent from Mansons the tenant may end the tenancy early and is required to cover the costs of deposit lodgement at £54.00 (inclusive of VAT)
 - Future landlord reference fee: No charge applicable
- IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF
Please note that Mansons Property Consultants are also a member of the following client money protection and redress schemes:
The Guild of Professional Estate Agents Policy with W.R. Berkley Insurance (Client Money Protection)
The Property Ombudsman (TPO) (Redress Scheme)

FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
Monday 9am - 6pm
Tuesday 9am - 6pm
Wednesday 9am - 6pm
Thursday 9am - 6pm
Friday 9am - 6pm
Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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