



mansons

RESIDENTIAL SALES & LETTING CONSULTANTS



Boston Court, Palmersville, NE12 9RA

Flat / Apartment

1 Bedrooms

£675PCM

EPC: D

Key Features

- Furnished
- Available Now
- One Bedroom
- Furnished Basis
- First Floor Flat
- Separate Garage
- EPC RATING D
- Council Tax Band A

Summary

It is with pleasure that Mansons offer for rent on a furnished basis, this one bedroom first floor flat in Boston Court, Palmersville.

The property comprises; secure communal entrance with stairs to the first floor landing. The flat is entered into a hallway with storage cupboard. The hallway leads to the bedroom with a fitted double wardrobe, and shower room with a walk-in double shower, vanity and heated towel rail. Also accessed from the hallway, the living room, with door to the kitchen.

The kitchen comprises wall & floor units with tiled splashback, integrated oven, hob with overhead extractor fan, integrated fridge/freezer, one and a half stainless steel sink with drainer & mixer tap and free-standing washer-dryer machine.

N.B Any clients interested need to be made aware that the owner of this

Directions

Mansons are working towards the coast. With wide tree lined streets and good transport links to Newcastle city centre, Palmersville is a popular location for families & professionals alike. Each area has its own character & charm and throughout there are good schools, leisure facilities & shopping.

Accommodation

COMMUNAL ENTRANCE

STAIRS TO FIRST FLOOR LANDING

ENTRANCE HALLWAY

With storage cupboard.

LIVING ROOM

4.95m (16'3") x 3.19m (10'6")

KITCHEN

2.15m (7'1") x 2.33m (7'8")

Wall & floor units with tiled splashback, integrated oven, hob with overhead extractor fan, integrated fridge/freezer, one and a half stainless steel sink with drainer & mixer tap ...

BEDROOM ONE

3.99m (13'2") x 3.02m (9'11")

Fitted double wardrobe.

SHOWER ROOM

Walk-in double shower with glazed screen, tiled walls & floor, WC, wash basin with vanity storage and central heating towel rail.

ADDITIONAL INFORMATION

EPC Rating: D

Council Tax Band: A

Broadband Checker: Please use the Open Reach website checking service.

Mobile Coverage: Please use the Ofcom website checking service.

Floodin...



Energy Efficiency Rating

	Current	Potentia
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 landlord's 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 which will be equal to one weeks rent and 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 their offer or the property from the market or if the landlord decides the completed 'PASS' references are unsatisfactory.

IN PART – If the tenant(s) withdraw their offer and referencing has commenced but has not yet been completed, then a charge up to the full amount can be deducted to cover any costs accumulated.

If the tenant(s) provided false or misleading referencing information or fail Right to Rent checks and the landlord is unable to re let the property by the estimated tenancy start date below, a charge up to the full amount can be deducted to cover any costs accumulated.

BEFORE YOU MOVE IN:

- Pre-tenancy holding fee: is equal to one weeks rent. Please note, this is deducted from the first month's rent

DURING YOUR TENANCY:

- Rent payments
- Utility services such as gas, electricity or water.
- Change of tenant during your tenancy fee £108.00 (inc VAT).
- When a tenant requests early termination of the tenancy agreement and the landlord agrees, a fee not exceeding £360.00 (inc VAT) will be applicable to cover costs associated with, referencing and marketing. The tenant will be liable for the rent until suitable replacement tenant secured and until the new tenancy commencement date is agreed.
- Unpaid/late rent: This will be charged at 3% interest above the Bank of England base rate per year once the rent is 14 days overdue, until the rent arrears are paid up to date.
- If you do not respond to the letters about arrears, and as a result we or our agent have to visit you at home, you will pay our reasonable costs of not more than £50.00 (inc VAT). You can avoid this by keeping in contact.
- Other fees and charges; Charges would apply dependent on nature of the landlord's items lost or damaged (tenant fault).
- Where keys, fobs or remote controls are lost, if we wish to assist you, we will charge the actual cost of a replacement if you collect the required item(s) from our office. If we have to meet you at the property, we will charge our time at £18.00 inc VAT per hour plus the cost of the lost item(s). If the keys, fobs or remote controls are lost outside of business hours you must contact an emergency locksmith and pay the cost(s) yourself. We have neither a contractual or statutory obligation to assist with lost keys, fobs or remote controls. If you want extra keys for other family occupiers, you will have to arrange and pay for this yourself. Extra keys would also need to be confirmed in writing to Mansons.

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)

We accept payment by debit cards and electronic bank transfer

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)

