

Andrew Craig

The Property Specialists
andrewcraig.co.uk



Roker Avenue, Roker

£450 Monthly Plus Fees

EPC Rating: D
Ref: 367956



122 Fowler Street, South Shields. NE33 1PZ
Telephone: 0191 4271722
E-mail: shields@andrewcraig.co.uk



The Agent of the North

Roker Avenue, Roker



ZERO DEPOSIT SCHEME AVAILABLE - SUBJECT TO REFERENCING - INTERESTED? CALL TODAY!

A well appointed, two bed first floor flat which offers spacious accommodation. Boasting sea views and modern kitchen and bathroom. Ideally located for access to a range of amenities including bus links to Sunderland City Centre and well placed for coastal walks. Early viewing is recommended!

ENTRANCE

Double glazed entrance door to lobby, stairs up to the first floor landing.

FIRST FLOOR LANDING

Further stairs up leading to the bathroom

LOUNGE 4.46m (14'8) x 4.13m (13'7)

Double glazed window with sea views, radiator.

KITCHEN 3.44m (11'3) x 2.4m (7'10)

Fitted with a range of wall and floor units, stainless steel sink, electric oven, electric hob, extractor fan, radiator, double glazed window with sea views.

FRONT MASTER BEDROOM 4.85m (15'11) x 4.12m (13'6)

Double glazed bay window, radiator.

FRONT BEDROOM TWO 3.8m (12'6) x 2.27m (7'5)

Double glazed window, radiator, storage cupboard housing combi boiler.

BATHROOM

White suite comprising of panelled bath with shower over and shower screen, low level WC, pedestal hand wash basin, double glazed window, heated towel rail.

The Agent Of The North

Andrew Craig is *The Agent of the North* and as Chartered Surveyors we can help you with all your Residential and Commercial property needs. Sales, Conveyancing, Lettings, Property Management, Surveys and Valuations. Call now on 0191 226 1222

Information

To proceed to rent this property you will have to sign a Holding Deposit Agreement and pay a Holding Deposit of one weeks' rent, which will be used as part of the first rent payment upon signing the tenancy agreement. The Holding Deposit Agreement will give you details of the circumstances that could lead to your holding deposit becoming non-refundable, as per the terms of the Tenant Fees Act 2019. We use an affordability calculator of an annual income equivalent to 2.5 times the annual rent. If you do not meet this criteria, you may need a guarantor. You must answer questions about credit worthiness (ie CCJ's). A payment of one months rent plus a deposit of up to five weeks rent will be required to move in. We offer tenants the choice of a standard up front deposit payment or a deposit replacement scheme with a payment equal to one weeks rent. We are members of the RICS CMP scheme and the PRS redress scheme. Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes and they should not be relied upon. Potential tenants are advised to recheck the measurements.

Working Hard For You

Our Customer Care Centre is open until 8pm EVERY weekday and 10am - 4pm EVERY Saturday and Sunday so if lazy Sundays are not your thing we would love to hear from you. Call either your local branch or 0191 4958270