

# TO LET

You could live here!



**Belgrave Cres, Blyth** £450 pcm + Admin Fees + Damage Deposit

- Fully Refurbished Ground Floor Flat
- Two Spacious Bedrooms
- Sought After Location / Opposite Ridley Park
- Modern Fitted Kitchen & Bathroom
- Viewings Highly Recommended
- **NO DSS / NO PETS**
- When you apply for a tenancy there will be an admin fee to pay – ask staff for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**ROOK  
MATTHEWS  
SAYER**

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**Belgrave Crescent, Blyth NE24 3DU**

**NO DSS /NO PETS**

**\*\*BEAUTIFULLY REFURBISHED - GROUND FLOOR  
FLAT - TWO BEDROOMS - OPPOSITE RIDLEY PARK -**

**EPC: C \*\*** offered to rent on Belgrave Crescent, Blyth. Sought after location with pleasant outlook of Ridley Park. Comprising: Entrance/hallway, spacious lounge, two good sized bedrooms, modern fitted kitchen and bathroom, rear yard. Viewings essential.

An administration fee of £150 (being £125 plus VAT) will be payable per person on completion of an application form. This fee includes the cost of reference checks, checking your credit status, preparing the tenancy agreement and protection and registration of the security bond. Please note that if the application does not go ahead this money will not be reimbursed.

On the commencement of the tenancy we will require the first months rent £450 plus a security bond of £450 – being **£900** in total. Please note that if pets are to be housed (subject to Landlords consent prior to application) the Landlord may require an increased bond to cover extra wear and tear. The security bond will be returnable at the end of the tenancy, without interest, providing all conditions of the tenancy are fulfilled.

**ENTRANCE/HALLWAY**

Glazed door, alarm panel.

**BEDROOM ONE**

Double glazed bay window to front, radiator, blinds.

**LOUNGE**

Double glazed window to rear with blinds, feature fireplace with gas fire, two television points, radiator.

**KITCHEN**

Fitted wall and base units, stainless steel sink unit, electric oven, gas hob and extractor, double glazed window to rear with blinds. Door to rear, spotlights to ceiling, tiled floor, tiled splash backs, smoke detector, combi boiler, radiator.

**BEDROOM TWO**

Double glazed window to rear with blinds, radiator.

**BATHROOM/W.C.**

White suite comprising low level w.c., wash hand basin, paneled bath with shower over, fully tiled walls and floor, double glazed window to rear, radiator.

**EXTERNALLY**

There is a small front garden and enclosed rear yard.  
CS/LK/BL1387/Revised 1.10.13



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**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

**17 Offices across the North-East**

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