




Mayfair Gardens Ponteland

- Ground floor apartment
- Two double bedrooms
- Open plan lounge/diner
- Separate garage
- Unfurnished

£ 700 pcm

Fees & Deposit Apply

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	77
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

ROOK
MATTHEWS
SAYER

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The Accommodation Comprises:

HALLWAY: Cloaks cupboard and storage cupboard, central heating radiator, boiler and laminate flooring.

BATHROOM: P-shaped bath with shower over, push button w/c and sink set in to vanity unit, spotlights, tiled walls and floor and double glazed window to the front.

BEDROOM ONE 11'7 x 11'3 (3.53m x 3.43m) Mirror fronted sliding door wardrobes, carpet and double glazed window to the rear.

MASTER BEDROOM 9'5 x 9'5 (2.87m x 2.87m) Fitted wardrobes, carpet, central heating radiator and double glazed window to the rear.

LOUNGE 14'10 x 14'6 (4.52m x 4.42m) 18'11 into bay (5.77m) Electric fire with feature fire surround, coving to ceiling, two central heating radiators, double glazed window to the rear, double glazed box bay window and opening to:

DINING ROOM 9'10 x 9'9 (2.99m x 2.97m) Carpet, central heating radiator and double glazed window to the front.

KITCHEN 11'7 x 9'2 (3.53m x 2.79m) Fitted wall and base units with work surfaces over, oven, electric hob, stainless steel splash back, 1 ½ bowl sink unit with mixer tap, laminate tiled flooring, central heating radiator and double glazed window to the front.

Fridge freezer, washing machine and dishwasher are included but not in the contract.

EXTERNALLY: There is a separate garage in a block, residents parking and communal gardens.



As part of our application process and before the tenancy starts, fees will become due for referencing, tenancy agreement preparation and an initial inventory check (where applicable) in addition to the first month's rent. A deposit equivalent of up to six week's rent is also payable before the tenancy starts. Alternatively, selected properties may be offered with a deposit replacement guarantee product. When arranging a deposit replacement guarantee product for you, the insurer pays Rook Matthews Sayer commission that is a percentage of the total premium.

Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this property. Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

P00005446/EC/RH/131118/V.1

Important Note: Rook Matthews Sayer (RMS) 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 guidance only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential tenants are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the tenants interests to check the working condition of any appliances. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending tenants will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the rental.

Right to Rent – each person who is intending to reside in the property and is over 18 must complete a Tenant Application Form and prove they have the Right to Rent in the UK.

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