

# TO LET

You could live here!



**Berwick Court, Blyth £475 pcm + Admin Fees +  
Damage Deposit**

- Beautiful First Floor Apartment
- Ready to Move Into
- Two Bedrooms / En Suite
- Gas Central Heating / Double Glazing
- View Now !

**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) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**ROOK  
MATTHEWS  
SAYER**

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## Berwick Court, Blyth NE24 4RJ

**\*\*READY TO MOVE INTO - FULLY REFURBISHED - SPACIOUS FIRST FLOOR APARTMENT - POPULAR LOCATION - TWO BEDROOMS - MASTER EN SUITE - EPC: C\*\*** on Berwick Court in Blyth. Superbly presented and briefly comprising: Entrance hall, staircase to first floor, lounge with bay window, breakfasting kitchen, two bedrooms - master with en suite and family bathroom. Benefitting from gas central heating and double glazing, close to local school, amenities and road/transport links. Early inspection essential to secure.

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 £475 plus a security bond of £475 – being **£950** 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

Double glazed entrance door, staircase to first floor, radiator.

### LANDING

Double glazed window to side, cupboard.

### LOUNGE 15'10 x 9'07

Double glazed bay window to front, telephone and television points, double radiator.

### KITCHEN 10'07 X 9'07

Fitted with a range of wall and base units, work surfaces, built in electric oven and gas hob, extractor hood, space for automatic washing machine, part tiled walls, space for fridge/freezer, wall mounted combination boiler, double glazed window to rear.

### BEDROOM ONE 12'09 X 9'05

Double glazed window to front, telephone point, radiator.

### EN SUITE

White suite comprising pedestal wash hand basin, step in shower cubicle with mains shower, low level w.c., tiled walls, tiled floor, radiator, double glazed frosted window to front.

### BEDROOM TWO 10'10 X 6'10

Double glazed window to rear.

### BATHROOM/W.C.

White three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c., tiled walls, tiled floor, airing cupboard, double glazed frosted window to rear.



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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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