



**37 Hylton Avenue, Skelton In Cleveland,
Saltburn-By-The-Sea, Cleveland, TS12 2EP**

A very well presented and modern two bedroom, first floor apartment - situated at the popular Castle View development. Available to view immediately.

Two spacious bedrooms

Close to all local amenities

Gas central heating

Allocated car parking

Much sought after Castle View development

Open plan lounge / kitchen

Monthly Rental Of £525 Application fees may apply

Entrance Hallway

'Videx' telephone entry system. Large storage cupboard. 'Siemens' remote thermostat control.

Lounge 15' 4" x 7' 2" (4.67m x 2.18m)

Double glazed French doors to the front external, opening to a 'Juliet' balcony, with excellent views across an adjacent field. Double glazed window to the front aspect. Wall mounted electric fire. Radiator. TV Point (including satellite). Telephone point. Open plan to the kitchen.

Kitchen 9' 9" x 7' 10" (2.97m x 2.39m)

Double glazed window to the front aspect. A selection of modern, high gloss wall and base units with oak effect laminate roll top work surfaces. Stainless steel sink unit with mixer tap. Radiator. Integrated, stainless steel 'Zanussi' oven, gas hob and overhead extractor. 'Asko' retro style fridge with integrated ice box. Plumbing for an automatic washing machine. Wood effect linoleum flooring.

Bathroom 7' 3" x 5' 11" (2.21m x 1.80m)

A three piece, white bathroom suite comprising of a Paneled bath, Pedestal wash hand basin and a Low level WC. Half tiled walls. Large feature mirror. 'Icon' extractor fan. Wood effect linoleum flooring.

Master bedroom 9' 0" x 10' 11" (2.74m x 3.32m)

Double glazed window to the rear aspect. Radiator. Wall mounted 'Alba' television. 'Siemens' remote thermostat control. Door giving access to the en suite.

En Suite

Matching Pedestal wash hand basin and Low level WC in white. A double glass shower cubicle with a 'Triton T802' electric shower.

Externally

To the rear of the Apartment is an allocated parking space. Visitor parking is available at the front of the block.

MONEY LAUNDERING REGULATIONS 2003 :

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

AGENTS NOTES:

Grimwood Estates themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract.

All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to the property.

All measurements & floorplans are approximations and should only be used as a general guide.

The mention of any appliances and/or services within the sales particulars does not imply that they are in full and efficient working order.

Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

Any statements given regarding planning permissions should not be relied upon fact and any prospective purchasers should have their solicitor confirm permissions before entering a contract.

So.....

You want to go ahead.

Ok, You've seen the perfect property and want to apply for a tenancy

Firstly you need to collect and complete an application form (for each adult who will be living in your new property) and provide two forms of identification for each applicant:

Photo ID

Example: Passport or driving licence

Proof of residency

Example: Recent utility bill

You need to pay the application fee (check with the agent) and £150 holding fee. Should your application be successful, the holding fee will be deducted from the first months rent. If your application is not successful the holding fee will be returned to you.

Once the application fee is paid, this is not returnable under any circumstances.

Please see below for our tenant requirements and whether you need a guarantor to apply.

Tenants Requirements

If you are a tenant who is about to be referenced by Rentshield, you should be aware of the following:-

You must be over 18.

- You must be employed in the UK and earn 30 times the monthly rent annually, otherwise a guarantor will be required.
- You must have no CCJ's or bankruptcies registered against your name.

Guarantor Requirements

If you are acting as a guarantor on behalf of a tenant, you should be aware of the following in order to meet the requirements set out by Rentshield to enable you to do this successfully:-

You must be over 18 and a UK resident.

- You must be in full time employment or have a pension fund which will be of significant value to cover the full rental amount.
- You must NOT have any CCJ's or bankruptcies registered against your name.
- Your salary/pension must be equivalent to 30 times the monthly rental amount.
- Being a homeowner does NOT qualify you to be a guarantor, this will not effect our decision logic.
- Savings will only be taken into account if 12 months bank statements are provided showing these have been in the account for this period.
- 50% of commissions/bonuses/overtime confirmed by the employer.
- We cannot accept any other additional income.
- If you are self employed, you must be able to provide 12 months accounts OR an SA302.