



2 bed upper flat to rent in SR8

Yoden Road, Peterlee, Peterlee, Durham,
SR8 5DY

£550 pcm

 x2  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ Reduced Rent For Pensioners
- ✓ NO DEPOSIT OPTION AVAILABLE!*
- ✓ NO ADMIN FEE PAYABLE
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

NO AGENT FEES. NO DEPOSIT OPTION AVAILABLE! T&C and fees apply. Subject to passing referencing. Visit www.reposit.co.uk or ask us for more information.

Pattinson's welcome this new build two bedroom upper flat to the market. The property benefits from gas central heating and double glazing. The property is close to local amenities, schools, shops and restaurants.

The accommodation comprises of: Communal entrance, open plan living area, two good sized bedrooms, bathroom and resident parking with allocated parking bay.

Available now! To book your internal viewing please call Pattinsons on 01915183521.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.
- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.

- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: A

Deposit: £634.62

Rent: £550 pcm

Property Type: Upper Flat

Parking: Allocated

Heating: Gas

Entrance Lobby

Neutral decor, communal entrance to flats



Kitchen

Range of fitted wall and base units, stainless steel sink, gas hob and electric oven. Open with lounge area.



Lounge

Neutral decor, double glazed windows and radiator. Open with kitchen.



Bedroom One

Neutral decor, radiator and UPVC double glazed window.



Bedroom Two

Neutral decor, UPVC double glazed window and radiator.



External

Allocated off street parking .





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC		

Yoden Road, Peterlee, Peterlee, Durham, SR8 5DY

Contact your local branch today for more information on this property:

2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk

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