


## 2 bed apartment to rent in SR1

Low Street, Sunderland, Sunderland, Tyne and Wear, SR1 2AT

# £800 pcm

x 2 x 1 x 1

Allocated parking

Furnished

## Property features

- Available From Early November
- Two Bedrooms
- Second Floor Apartment
- River Views
- EPC Rating C

## Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Electric

### Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
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- Flexible viewing slots
- Accompanied viewings

## Description

** Second Floor Apartment ** Available From November ** River Views ** Close to City Centre ** Spacious Living Accommodation **

Pattinson Estate Agents are delighted to welcome to the rental market this smart riverside apartment on River View. Situated just a stroll from the City Centre, the property has excellent transport links to surrounding areas, close to local shops and the beach front of Roker.

Immaculately presented throughout the property boasts a spacious 'L' shaped living room/diner with Juliet balcony to enjoy the surrounding views, a modern kitchen with fitted appliances, a white bathroom suite with tiles and a two double bedrooms (master with Juliet balcony). This property is furnished. The property also comes with an allocated parking space located in a private car park for the building.

We anticipate a great deal of interest and therefore suggest an early viewing to avoid disappointment! Call Sunderland 0191 514 3929 or e-mail sunderland@pattinson.co.uk

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: B

Deposit: £825.00

Rent:  £800 pcm

Property Type: Apartment

USPs: Furnished

Parking: Allocated

Heating: Electric

## External

There is a allocated car parking space located in the car park for the building



## Lounge/Diner

*5.83m x 4.40m (19'1" x 14'5")*

Double glazed window and juliet balcony with a front aspect and river views. Laminate flooring, electric radiator and door leading to kitchen and door leading to hallway



## Kitchen

*2.74m x 1.83m (8'11" x 6'0")*

With a range of wall and floor units with contrasting roll top worktops, electric hob, electric oven with overhead extractor fan. Tiled splash backs, washing machine, integrated dishwasher, integrated fridge freezer.



## Bathroom

*2.24m x 1.97m (7'4" x 6'5")*

A white three piece suite comprising of, Panelled bath with overhead handheld shower, pedestal hand wash basin, WC, electric chrome towel rail, part tiled walls and tiled floor.



## Bedroom 1

*3.80m x 2.70m (12'5" x 8'10")*

Double glazed window and juliet balcony with rear aspect, carpet to floor and electric radiator.

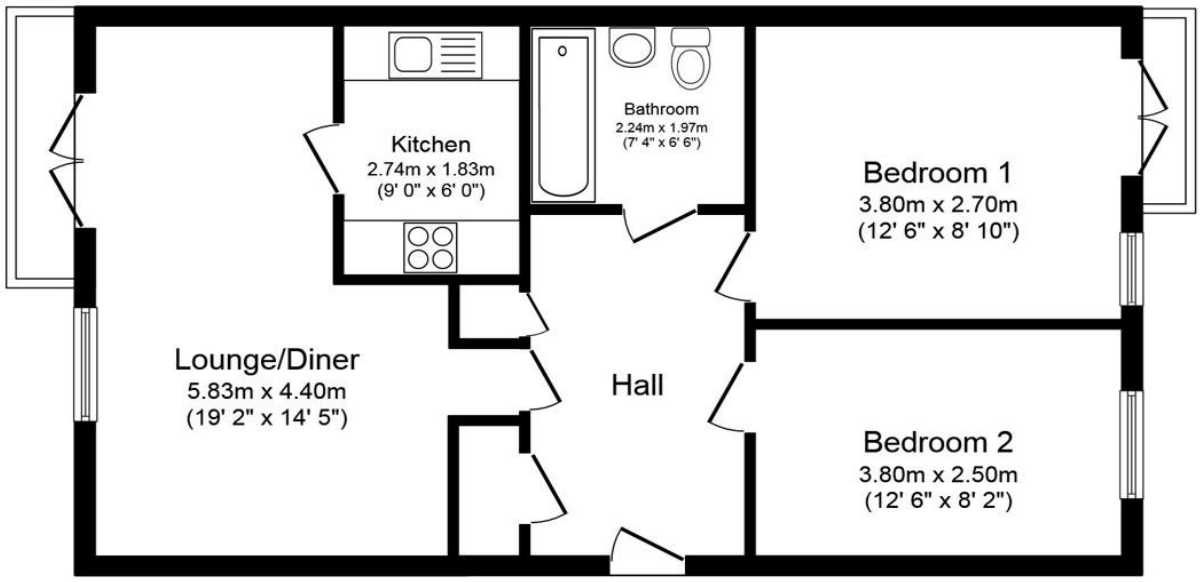


## Bedroom 2

*3.80m x 2.50m (12'5" x 8'2")*

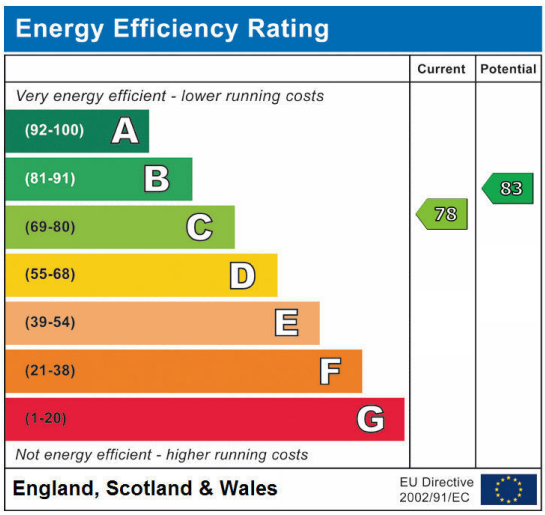
Double glazed window with rear aspect, carpet to flooring and electric radiator.






**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.




Low Street, Sunderland, Sunderland, Tyne and Wear, SR1 2AT

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

**51 Fawcett Street, Sunderland, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk**

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