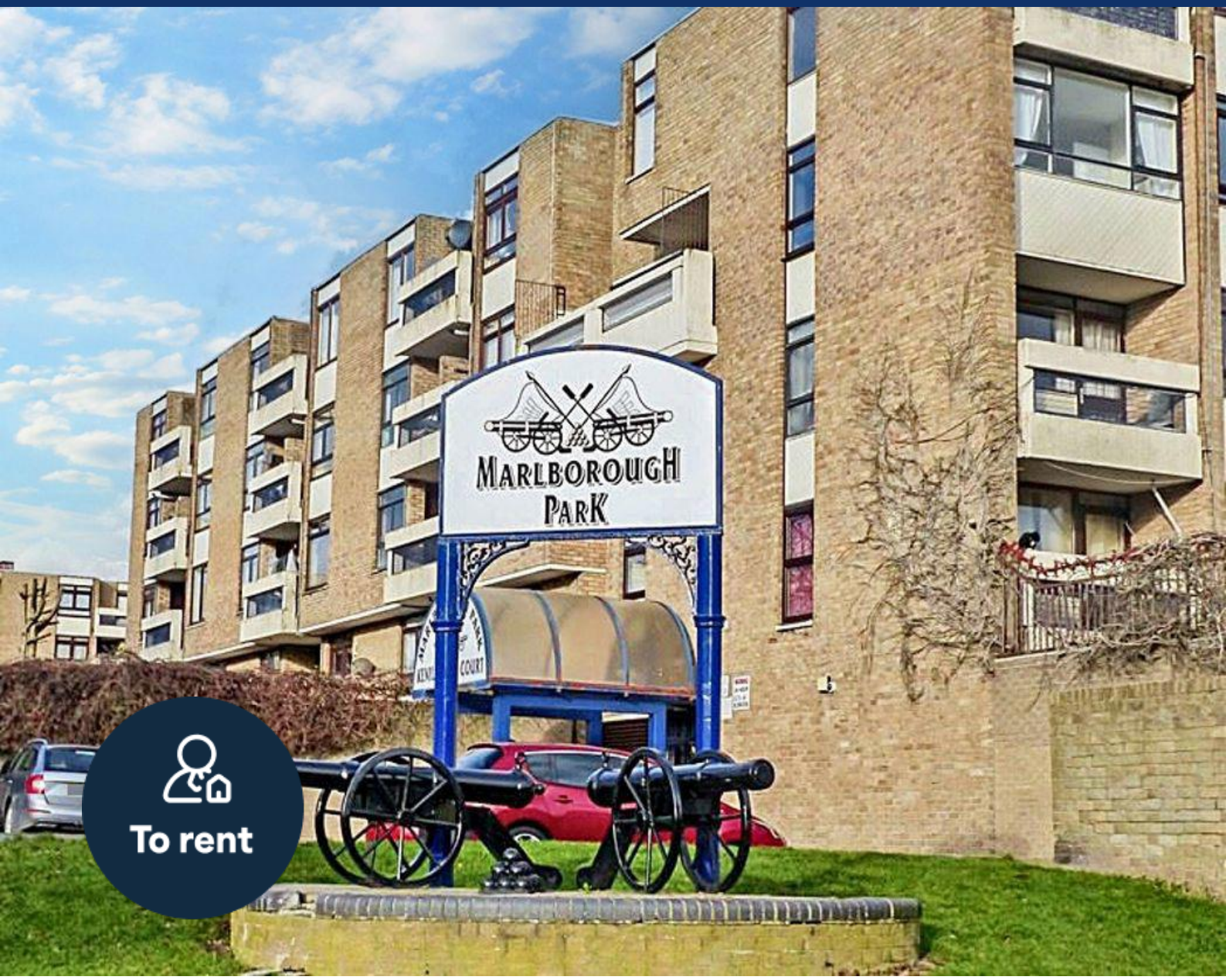


2 bed apartment to rent in NE37

Kenilworth Court, Sulgrave, Washington,
Tyne and Wear, NE37 3EG

£550 pcm

x 2 x 1 x 1

On Street parking

Unfurnished

Property features

- EPC Rating C

Key Information

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

Arrange a viewing

Sam Tollett
Senior Manager
Washington

0191 4154467
washington@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinsons estate agents welcome to the rental market this two bedroom apartment, Ideally located for an array of schools, walking distance to local amenities, excellent local transport links to surrounding areas likewise Washington Galleries. Road links to A1, A19 to the South and the Tyne Tunnel to much of the North East.

The property briefly comprises : Door to entrance lobby, open plan kitchen/lounge, two bedrooms, a bathroom. There is a room from the master bedroom which could be used as a study or large walk in wardrobe. There are two accessible private balconies,one from the living room and one from the master bedroom

Externally there is gated access, communal grounds, elevator access and shared parking facilities.

High levels of interest are anticipated!! Please call Washington on 01914154467

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: £620.00

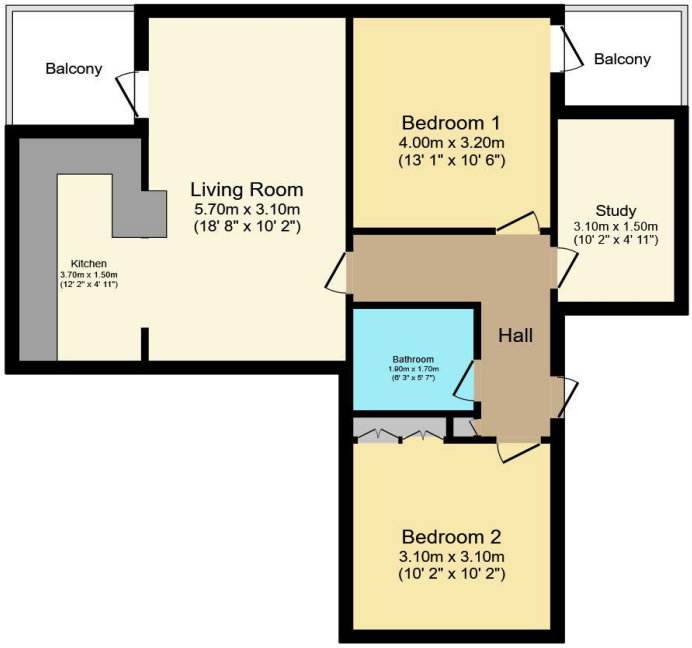
Rent: £550 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: On Street

Heating: Gas

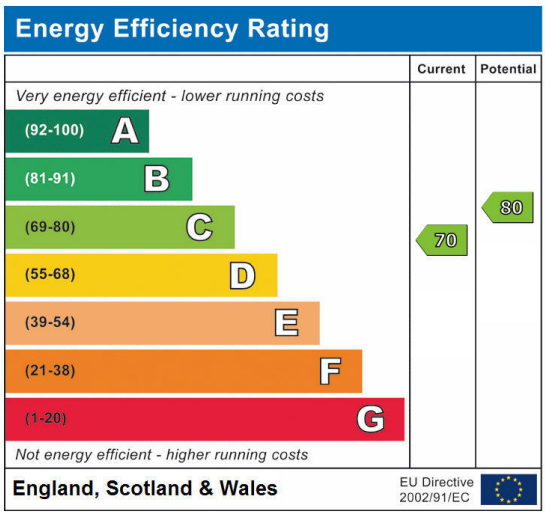


Floor Plan

Floor area 63.1 sq.m. (679 sq.ft.)

TOTAL: 63.1 sq.m. (679 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Kenilworth Court, Sulgrave, Washington, Tyne and Wear, NE37 3EG

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

55 The Galleries, Washington, Tyne & Wear, NE38 7SA, Tel: 0191 4154467, Fax: 0191 4154313, washington@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.