



To rent

1 bed apartment to rent in DH8

Derwent Street, Blackhill, Consett,
Durham, DH8 8LZ

£500 pcm

H x1 D x1 B x1

Off Street parking

Unfurnished

Property features

- ✓ One bedroom ground floor
- ✓ kitchen and utility room
- ✓ Double glazing and electric heating
- ✓ Shower room
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric

Arrange a viewing

Richard Brough
Senior Valuer
Consett

01207 508262
consett@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Spacious one bedroom ground floor apartment located in Blackhill. This property offers good size accommodation and is located close to local shops and within a short distance of Consett town Centre. The floor plan comprises Lounge, kitchen, utility room, bedroom and shower room. Further benefits include double glazing, electric heating and shared garden.

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: £550.00

Rent: £500 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: Off Street

Heating: Electric

External



Lounge

Double glazed rear aspect windows and door, tiled floor, wall heater, open plan into kitchen.



Kitchen

Fitted base units incorporating counter work tops with a single drainer sink unit, built in electric oven and hob. tiled floor, integral microwave. doors into shower room and utility room.



Utility

Fitted base units, work surface, tiled floor, wall heater, washing machine, door into the bedroom.



Bathroom

White three piece suite comprising step in shower cubicle, vanity wash hand basin, low level w.c. tiled walls and floor, extractor fan, wall heater, double glazed side aspect window.



Bedroom

Double glazed front aspect window, wall heater and walk in storage room/wardrobe with fitted wardrobes.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

55 Medomsley Road, Consett, County Durham, DH8 5HQ, Tel: 01207 508262, Fax: 01207 583771, consett@pattinson.co.uk, www.pattinson.co.uk

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Client Money Protection

