



1 bed apartment to rent in SR2

Gray Road, Hendon, Sunderland, Tyne and Wear, SR2 8DU

£550 pcm

 x1  x1  x1

Part Furnished

Property features

- ✓ Ground Floor
- ✓ Available From Late August
- ✓ Secure Entry
- ✓ Communal Gardens
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to bring to the market this ground-floor flat located in Gray Court, Gray Road, Sunderland.

The property is positioned on the ground floor of the building and is accessed via a secure, locked communal entrance door that leads directly to the apartment. The internal accommodation begins with a welcoming entrance hall that connects all primary living spaces. This comprises a well-proportioned living room, a functional kitchen, a double bedroom, and a fitted bathroom. The flat is being offered to the market part-furnished, making it an ideal option for those looking for a straightforward move-in. Externally, the development benefits from a communal car parking area providing off-street parking for residents. The location offers excellent access to a wide range of local amenities, neighbourhood shopping, and well-respected educational facilities. Reliable public transport links are also nearby, ensuring easy commuting across Tyne and Wear.

To arrange to view, please contact our Sunderland Office.

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: Apartment

USPs: Part furnished

Parking: Communal

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Gray Road, Hendon, Sunderland, Tyne and Wear, SR2 8DU

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

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

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