

2 bed apartment to rent in SR1

High Street East, East End, Sunderland,
Tyne and Wear, SR1 2AY

£625 pcm

x 2 x 1 x 1

Off Street parking

Part Furnished

Property features

- 2 bedroom 2nd floor apartment
- City centre location
- Well presented
- River views
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

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 present this charming two-bedroom apartment available for rent, situated close to Sunderland City Centre and Riverside.

Prime Location

Nestled in the historic area of "old Sunderland" on High Street East, this apartment is ideally positioned for easy access to the university and Sunderland City Centre. Commuters will appreciate the direct bus and metro links to surrounding areas, including Newcastle and Durham.

Property Details

This well-maintained property offers secure entry to a communal hallway with access to all apartments. Inside, the hallway leads to a spacious lounge, a fully equipped kitchen, two comfortable bedrooms, and a bathroom with a separate W/C.

Parking and Accessibility

Externally, residents will benefit from allocated parking to the rear of the building, providing convenience and peace of mind.

Nearby Amenities

The apartment is located within a short distance to Sunderland City Centre, ensuring that all the amenities, shopping, dining, and entertainment options are within easy reach.

Don't miss the opportunity to make this delightful apartment your new home. Contact us today to schedule a viewing!

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: £625 pcm

Property Type: Apartment

USPs: Part furnished

Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room

Front aspect UPVC double glazed window. GCH radiator. Carpet flooring

Kitchen

Rear aspect UPVC double glazed window. Vinyl flooring. Wall and base cabinets. Integrated oven and hob. Plumbing for washing machine

Bedroom 1

Front aspect UPVC double glazed window. GCH radiator. Carpet flooring

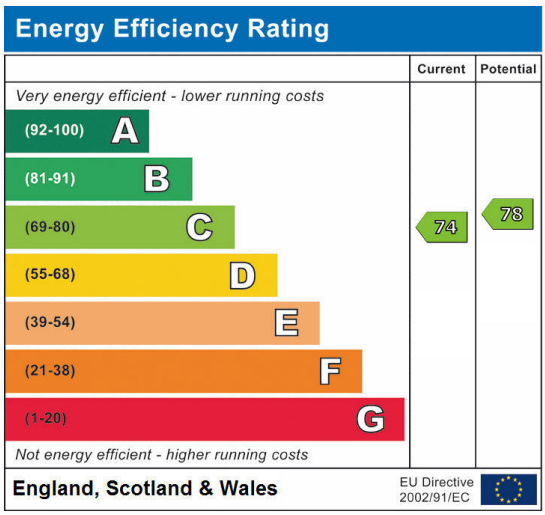
Bedroom 2

Side aspect UPVC double glazed window. GCH radiator. Carpet flooring

Bathroom

GCH radiator. Vinyl flooring. Bath with shower. Pedestal basin





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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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