1 bed apartment to rent in SR2

Gray Road, Sunderland, Tyne and Wear, SR2 8BQ

£495 pcm

x 1 x 1 x 1

Allocated parking

Unfurnished

Property features

- 1 bedroom first floor apartment
- Popular location
- Recently refurbished
- Available August
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Electric
- 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 present this modern one-bedroom first-floor apartment in Valley Court, Gray Road, Sunderland.

Situated on the quiet Hendon and Ashbrooke border, this purpose-built property is just minutes from Sunderland City Centre, making it ideal for professionals or couples.

The development features secure intercom entry, allocated resident parking, and well-maintained communal grounds.

The accommodation opens into a private hallway with a handy storage cupboard. The spacious, light-filled lounge offers ample room for both seating and dining areas.

The separate kitchen comes fitted with wall and base units, an integrated oven and hob, and a washer/dryer.

A generous double bedroom and a modern white three-piece bathroom suite complete the layout.

Having recently undergone a renovation, this property is ready for immediate occupancy

Please contact our Pattinson Sunderland team for furth er details and to arrange 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: £520.00

Rent: £495 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: Allocated

Heating: Electric

Electric: National Grid

Water: Direct mains water

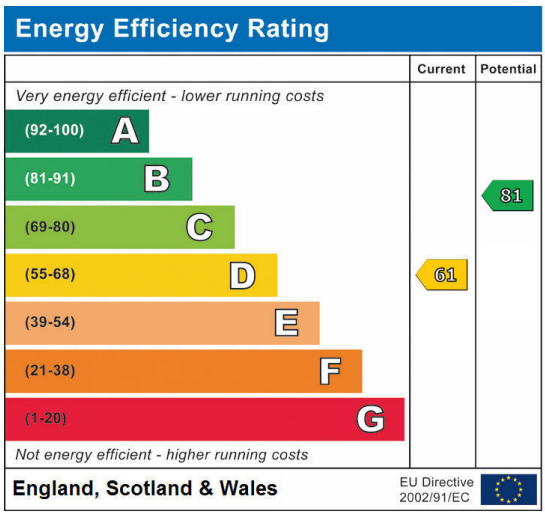
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Gray Road, Sunderland, Tyne and Wear, SR2 8BQ

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

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.