



2 bed apartment to rent in NE37

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

£600 pcm

🛏 x2 🪑 x1 🚿 x1

Allocated parking

Unfurnished

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

Arrange a viewing

Sam Tollett
Senior Manager
Washington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A spacious and well-presented two-bedroom maisonette situated in the popular Kenilworth Court development in Washington. Offering generous living accommodation throughout, this property is ideal for professionals, couples, or small families seeking affordable and comfortable living in a convenient location.

The property briefly comprises a bright and spacious lounge, separate dining area, fitted kitchen, two good-sized bedrooms, and a family bathroom. The maisonette benefits from ample storage space, double glazing, and gas central heating, creating a warm and practical home environment.

Located close to local shops, schools, and everyday amenities, the property also enjoys excellent transport links to Sunderland, Newcastle, and surrounding areas, making it ideal for commuters. Public transport routes and major road networks are easily accessible.

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: £625.00

Length of Tenancy: 6 months

Rent: £600 pcm

Property Type: Apartment

USPs: Allows children, Allows pets, Allows smokers

Parking: Allocated

Heating: Gas



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

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