



## 2 bed upper flat to rent in TS17

Sun Gardens, Thornaby,  
Stockton-on-Tees, Durham, TS17 6PL

# £725 pcm

 x 2  x 2  x 1

Allocated parking

Unfurnished

## Property features

- ✓ Well-presented first floor
- ✓ Spacious open-plan lounge and fitted kitchen
- ✓ Two double bedrooms with built-in storage
- ✓ En suite to the principal bedroom
- ✓ Allocated parking space plus visitor parking

## Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Melanie Devine  
Branch Manager  
Stockton On Tees

01642 210132  
stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Well-Presented Two-Bedroom First Floor Apartment | Unfurnished | En-Suite | Allocated Parking | Available Now

Located within a popular residential development in Thornaby, this well-presented first floor apartment offers modern, low-maintenance living in an excellent location. Ideally suited to professional tenants, couples or sharers, the property is within walking distance of local shops, schools and everyday amenities, while benefiting from superb transport links via the A66 and A19.

Offered on a unfurnished basis, the accommodation briefly comprises a welcoming entrance hallway leading into a bright and spacious open-plan lounge and fitted kitchen. The lounge enjoys plenty of natural light and features a Juliette balcony, creating a light and airy living space ideal for both relaxing and entertaining.

There are two generously sized double bedrooms, both benefiting from built-in storage, with the principal bedroom further enhanced by a modern en suite shower room. A contemporary family bathroom completes the accommodation, providing both style and practicality.

Externally, the apartment benefits from one allocated parking space along with ample visitor parking for guests.

Combining comfortable accommodation with a convenient location, this apartment is perfect for those seeking easy access to local amenities, commuter routes and nearby leisure facilities.

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: B

Deposit: £750.00

Length of Tenancy: Monthly

Rent: £725 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets, Allows smokers

Parking: Allocated

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Sun Gardens, Thornaby, Stockton-on-Tees, Durham, TS17 6PL

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

**20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, [stockton@pattinson.co.uk](mailto:stockton@pattinson.co.uk),  
[www.pattinson.co.uk](http://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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



**RICS**

**Client Money  
Protection**

