



2 bed upper flat to rent in SR7

Queen Alexandra Road, Seaham, Durham,
SR7 7QZ

£500 pcm

 x2  x1  x1

On Street parking

Unfurnished

Property features

- ✓ First Floor Apartment
- ✓ Two Double Bedrooms
- ✓ Walking Distance To Seaham
- ✓ Spacious Lounge
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****FIRST FLOOR APARTMENT*TWO DOUBLE BEDROOMS**SOUGHT AFTER AREA**WALKING DISTANCE TO SEAHAM BEACH****

Pattinson Estate Agents are delighted to welcome to the market this spacious two bed apartment, situated on the ever popular Queen Alexander Road, Seaham. Ideally located within close proximity to local shops, amenities, fantastic public transport and major road link via the A19. Also within walking distance Seaham beach, a short drive to Seaham train Station and Sunderland City Centre.

This well presented property is spacious throughout and briefly consists of:- Entrance/hallway, a spacious lounge, modern kitchen, two double bedrooms and three piece bathroom. Externally, there is access to a shared rear yard.

Early viewings come highly recommended to appreciate the size and location of this family home. Please call our Houghton Branch on 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: £525.00

Rent: £500 pcm

Property Type: Upper Flat

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas

Entrance/Hallway

Private entrance leading to the hallway, which leads to the first floor staircase.

Lounge

5.60m x 4.48m (18'4" x 14'8")

Spacious lounge with carpet flooring, a radiator and a double glazed front aspect window.



Kitchen

3.05m x 1.94m (10'0" x 6'4")

Modern kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a ceramic hob. Vinyl flooring, tiled splash back, a radiator and a double glazed front aspect window.



Bedroom One

4.07m x 3.03m (13'4" x 9'11")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



Bedroom Two

4.55m x 2.54m (14'11" x 8'4")

Double bedroom with carpet flooring, a radiator and a double glazed front aspect window.



Bathroom

2.52m x 1.97m (8'3" x 6'5")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Vinyl flooring, tiled walls, a radiator and a double glazed window.



External

Externally, to the rear there is a shared rear yard.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Queen Alexandra Road, Seaham, Durham, SR7 7QZ

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

14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, houghton@pattinson.co.uk, www.pattinson.co.uk

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