

1 bed apartment to rent in DH1

Sherburn Hospital, Durham, Durham, DH1 2SE

£869 pcm

x 1 x 1 x 1

Allocated parking

Unfurnished

Property features

- EPC Rating D

Key Information

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

Arrange a viewing

Kathryn Greensmith
Branch Manager
Durham City

0191 3832133
durham@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are happy to introduce to the market this one bed apartment, located just outside of Durham. Situated in the small hamlet of Sherburn House, the complex offers the benefits of country living as is ideally located a five minute drive away from Durham City Centre. This apartment is located on the ground floor of the apartment building.

There is off street parking available around the complex and immediate access to the gardens in the main courtyard. Well maintained throughout, the apartment features fitted carpets, a modern boiler, stylish kitchen units, and a recently updated shower room, offering comfortable accommodation ready for immediate occupation."

Service charges for general maintenance and gardening are included in the occupation charge. Please be aware these property is only available for tenants over 55 if disabled or over 60.

For further information, please call 0191 383 2133. Please note Pattinson referencing criteria does not apply for this property.

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

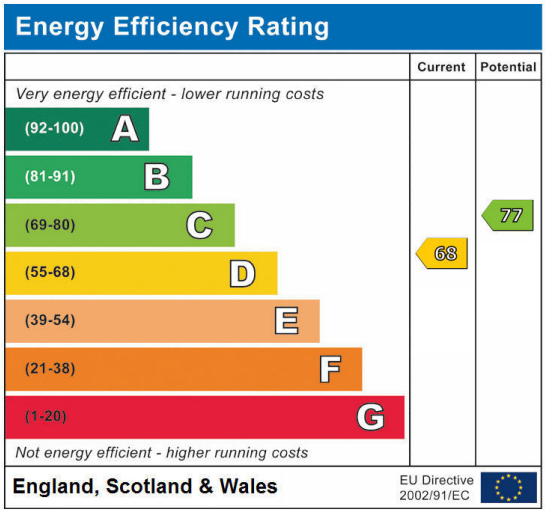
Rent: £869 pcm

Property Type: Apartment

Parking: Allocated

Heating: Gas





Sherburn Hospital, Durham, Durham, DH1 2SE

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

105 Gilesgate, Durham City, County Durham, DH1 1JA, Tel: 0191 3832133, durham@pattinson.co.uk, www.pattinson.co.uk

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