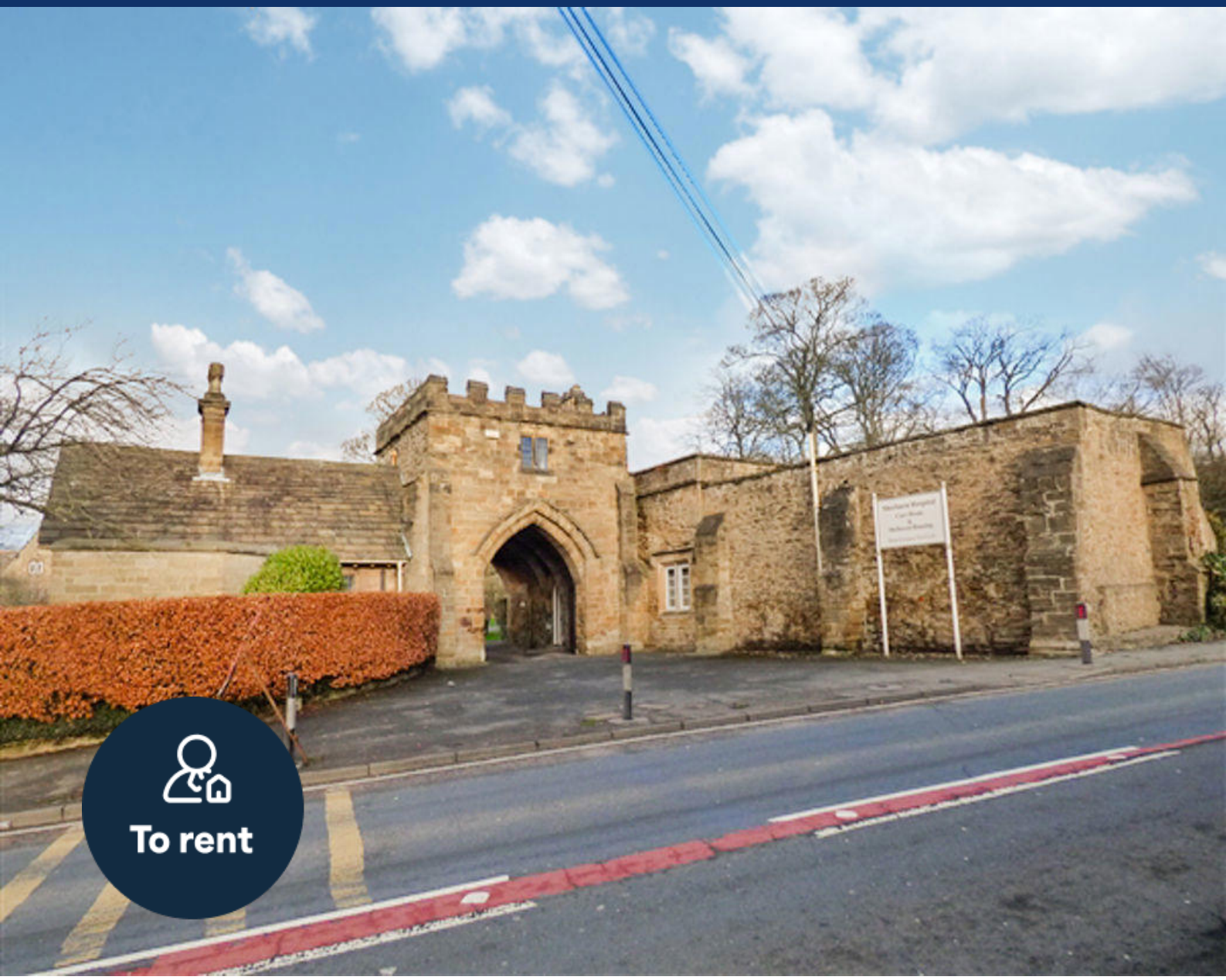


1 bed apartment to rent in DH1

Sherburn House, Durham, Durham, DH1 2SE

£869 pcm

x 1 x 1 x 1

Off Street parking

Unfurnished

Property features

- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- 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 upstairs 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 first floor of the apartment building.

The apartments are accessible via a secure door with video intercom system, which leads into a communal hallway. There is off street parking available around the complex and immediate access to the gardens in the main courtyard. The apartment benefits from new carpet, boiler, kitchen units and shower room.

Service charges for general maintenance and gardening are included in the charges.

This complex have requirements of applicants to be age 55+ if applicant has a disability, then 60+ generally

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

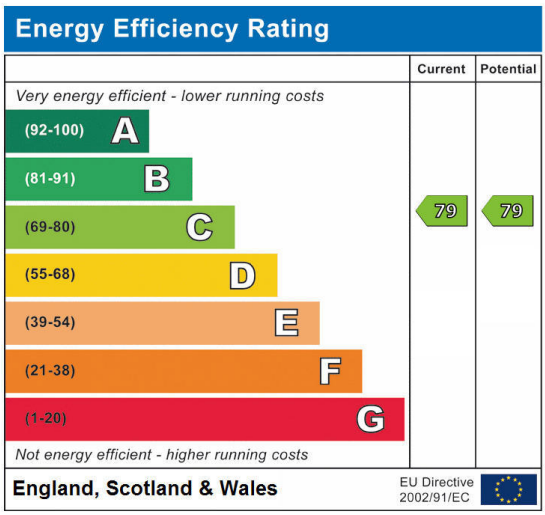
Rent: £869 pcm

Property Type: Apartment

Parking: Off Street

Heating: Gas





Sherburn House, 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

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.