



1 bed apartment to rent in NE37

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

£500 pcm

 x1  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ Available now
- ✓ Immaculately presented one
- ✓ Private Balcony
- ✓ Excellent transport links and local amenities nearby
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Sam Tollett
Senior Manager
Washington

0191 4154467
washington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Stylish One-Bedroom Flat with Balcony.

This beautifully modernised one-bedroom flat offers contemporary living in a well-maintained building. Recently upgraded to a high standard throughout, the property boasts a bright and airy open-plan living space, a sleek modern kitchen, and a generous double bedroom with built in wardrobes.

situated within the popular Kenilworth Court development in the Sulgrave area of Washington. Ideally located close to local shops, amenities and excellent transport links, the property offers convenient access to the A1(M), A19, Sunderland, Newcastle and surrounding areas.

Viewings highly recommended, Call our Washington Branch on 01914154467 to arrange

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: £576.92

Rent: £500 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: Allocated

Heating: Gas

Bedroom 1



Kitchen



Living Room



Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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

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

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