



To rent

1 bed apartment to rent in SR5

King Henry Court, Sunderland, Tyne and Wear, SR5 4PA

£550 pcm

 x1  x1  x1

Unfurnished

Property features

- ✓ One Bedroom
- ✓ Secure Entry
- ✓ Available From Late August
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This charming 1-bedroom residential rental apartment in Sunderland is the epitome of comfort and convenience. The property boasts a total of one reception room, providing an open and airy space for relaxation or entertaining guests. A well-maintained bathroom is included, beautifully designed to incorporate functional elegance.

Upon entering the apartment, you are greeted with a generously-sized living area filled with natural light, perfect for everyday living. The space fluidly connects to the kitchen, which is equipped with essential appliances and facilitating a quick meal preparation or an enjoyable cooking experience.

The bedroom is of a good size, providing a peaceful sanctuary for the occupant. Light and warmth fill the interior, creating a welcoming and cosy atmosphere. The property comes with massive windows that offer sweeping views of Sunderland, enhancing the overall living experience.

This apartment is seamlessly designed to suit the modern lifestyle — making use of every available space without compromising aesthetics and functionality. Ideal for students, professionals or couples looking for a place to call home in the vibrant city of Sunderland.

A viewing is highly recommended to fully appreciate the apartment's features and the convenience of its superb location, which is in close proximity to local amenities such as shops, restaurants, and excellent transportation links. Please contact Pattinson Estate Agents to arrange an appointment.

Please note that AI-assisted enhancement has been used on some property photographs to tidy and improve the presentation of certain rooms for marketing purposes.

The enhanced images are for illustrative purposes only and may not represent the property exactly as it appears at the time of viewing. If you have any queries regarding the images, please contact the branch.

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: £634.62

Rent: £550 pcm

Property Type: Apartment

USPs: Garden, Allows smokers

Parking: Communal

Heating: Electric



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	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	

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

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Client Money Protection

