



1 bed apartment to rent in NE37

Waterloo Walk, Washington, Tyne and Wear, NE37 3EL

£600 pcm

 x1  x1  x1

On Street parking

Unfurnished

Property features

- ✓ Spacious Apartment
- ✓ One Bedroom
- ✓ Gas Central Heating
- ✓ Two Private Balcony's
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****APARTMENT**ONE BEDROOM**TWO PRIVATE BALCONIES**GAS CENTRAL HEATING**EPC RATING - C**POPULAR LOCATION****

Pattinson Estate Agents are delighted to welcome to the market this well presented one bedroom apartment, ideally located in the popular area of Sulgrave, Washington. Perfectly positioned within close proximity to local shops and a range of everyday amenities, with excellent public transport connections and major road links via the A19. Conveniently situated within walking distance of Usworth Colliery Primary School, as well as being a short drive from Herrington Country Park, 'The Galleries' Shopping Centre, Sunderland and Newcastle City Centres.

This well presented apartment is spacious throughout and briefly comprises:- Secure entry system into the complex, with stairs and an elevator providing access to each floor, followed by a communal entrance leading to the apartment. The apartment itself consists of a hallway, open plan living space with a fitted kitchen, a double bedroom and a three piece bathroom. Externally, this apartment benefits from two private balconies, as well as well maintained communal gardens and on street parking.

Early viewings come highly recommended to fully appreciate this great property. Please call to 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: £692.31

Rent: £600 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: On Street

Heating: Gas

Complex Entrance

There is a secure gated intercom system, which allows access to the complex. There is also stairs and an elevator that leads to each floor.



Apartment Entrance

A communal door leads to the apartment entrance, which gives access to a staircase leading to the apartment hallway.

Hallway

The hallway gives access to each room and a utility cupboard, which has plumbing for a washing machine.

Living Area

4.43m x 3.17m (14'6" x 10'4")

Spacious living area with laminate flooring, a radiator, double glazed window and an external door leading to the balcony.



Living Area - Kitchen

4.43m x 3.17m (14'6" x 10'4")

The kitchen area benefits from a range of upper and lower units with contrasting worksurfaces and matching splash back, a stainless steel sink unit and an integrated oven with a ceramic hob.



Bedroom

2.15m x 3.18m (7'0" x 10'5")

Double bedroom with laminate flooring, a radiator, double glazed window and an external door leading to a West facing Balcony.



Bathroom

1.52m x 2.24m (4'11" x 7'4")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Vinyl tiled flooring, tile splash back and a radiator.



External

Externally there are two private balconies and well presented communal gardens.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(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		

Waterloo Walk, Washington, Tyne and Wear, NE37 3EL

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



RICS

**Client Money
Protection**

