



2 bed maisonette to rent in NE37

Collingwood Court, Washington, Tyne and Wear, NE37 3ED

£525 pcm

 x2  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ Two bedroom
- ✓ Close to local amenities
- ✓ Available now

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

Arrange a viewing

Sam Tollett
Senior Manager
Washington

0191 4154467
washington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are pleased to bring back to the rental market this well-presented and spacious two-bedroom apartment, ideally situated within Collingwood Court, Washington, Tyne and Wear.

Offering comfortable and well-proportioned accommodation, the property is ideally suited to professionals, couples or a small family looking for a convenient home in a popular residential location.

The accommodation briefly comprises a welcoming living room with excellent natural light, a well-equipped kitchen, two good-sized double bedrooms and a family bathroom.

Externally, the property benefits from a private balcony, providing an ideal space to relax, together with off-street parking.

Collingwood Court is conveniently positioned for access to a range of local amenities, shops, schools and transport links. The property also provides excellent access to surrounding areas, including Sunderland and Newcastle, making it a practical choice for commuters.

Early viewing is highly recommended.

To arrange your viewing, please contact our office on 0191 415 4467.

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: £605.77

Rent: £525 pcm

Property Type: Maisonette

Parking: Allocated

Heating: Gas

Bathroom



Kitchen



Living Room

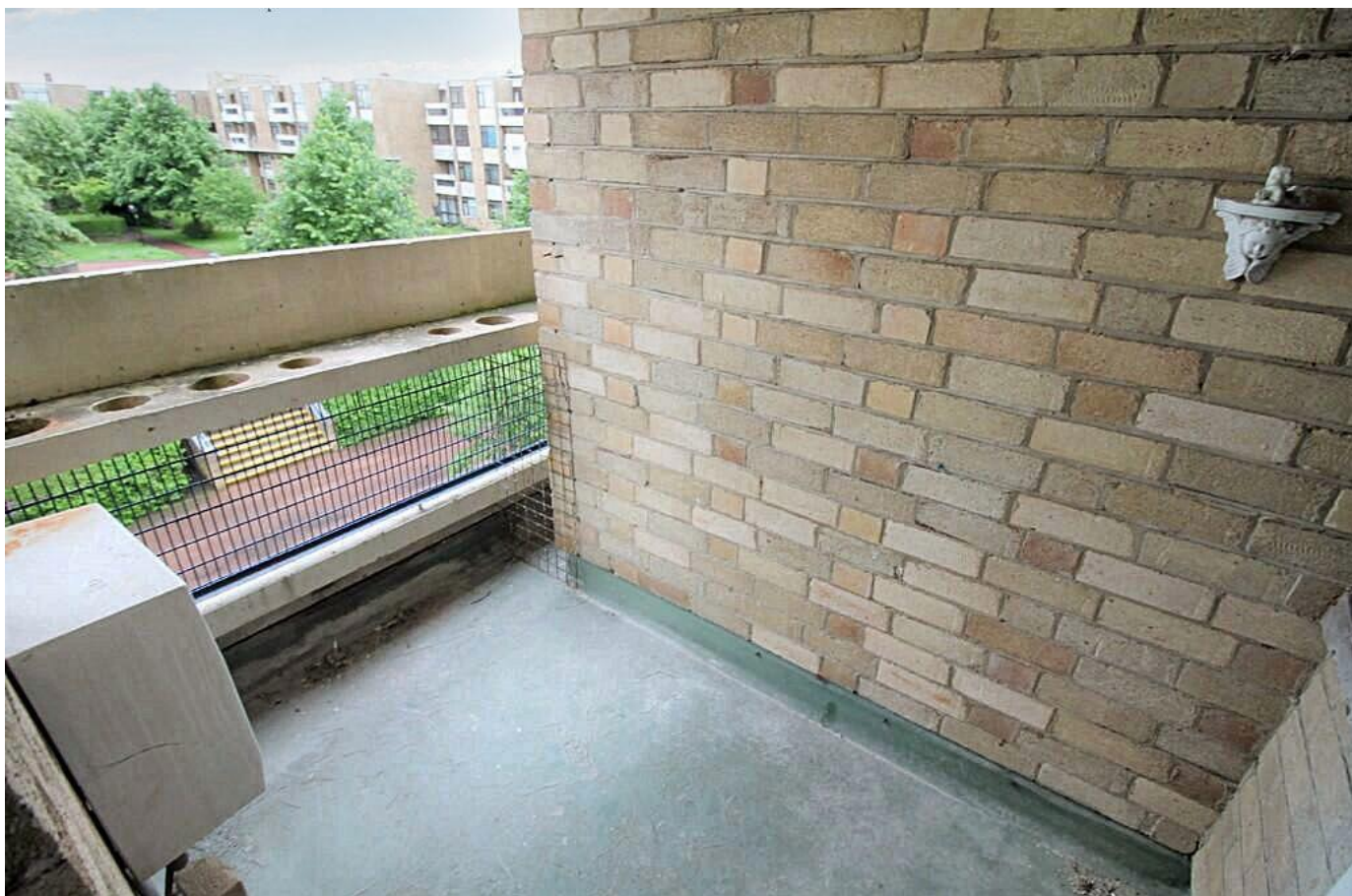


Bedroom 1



Bedroom 2





Collingwood Court, Washington, Tyne and Wear, NE37 3ED

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

55 The Galleries, Washington, Newcastle Upon Tyne, Tyne & Wear, NE38 7SA, Tel: 0191 4154467, Fax: 0191 4154313, washington@pattinson.co.uk, www.pattinson.co.uk

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