

**To rent**

2 bed upper flat to rent in SR8

Essyn Court, Easington Village, Peterlee,
Durham, SR8 3GA

£950 pcm

 x 2  x 1  x 1

Size

990 sq ft / 92 sq m

Allocated parking

Part Furnished

Property features

- ✓ Spacious Larger-Style Upper-Floor Apartment
- ✓ Sought-After Village Location
- ✓ Two Generous Double Bedrooms
- ✓ Principal Bedroom With En-Suite Shower Room
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Spacious Upper-Floor Apartment To Let – Essyn Court, Easington Village, County Durham

Pattinson are delighted to welcome to the rental market this impressive, larger-style upper-floor apartment, situated in the sought-after location of Essyn Court, Easington Village, County Durham.

Occupying a desirable position on the edge of the village, this spacious apartment offers generous living accommodation, modern fixtures and fittings throughout, and the added benefit of an allocated parking space.

The property has been maintained and upgraded to a high standard, with recent improvements including new carpeting throughout and all windows and doors having been stripped back and restored. The modern fixtures and fittings create a stylish and well-presented home, ready for its next occupier.

Overlooking St Mary's Church and just a stone's throw from the village green, the apartment enjoys an attractive setting within this popular village location, offering a welcoming community atmosphere and convenient access to local amenities.

The well-proportioned accommodation briefly comprises an entrance hallway, staircase leading to a gallery-style landing, and an impressive open-plan lounge, kitchen and dining area, providing an excellent space for both relaxing and entertaining.

There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom, complete with a useful utility cupboard, completes the internal accommodation.

Externally, the property benefits from an allocated parking space.

Combining generous accommodation, modern presentation and a sought-after village location, this attractive apartment would make an excellent rental home for those seeking spacious and comfortable living.

Early viewing is highly recommended to fully appreciate the size and quality of accommodation on offer.

To arrange a viewing or for further information, please contact Pattinson Estate Agents today.

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: C

Deposit: £1,096.15

Rent: £950 pcm

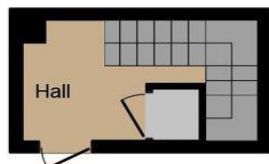
Property Type: Upper Flat

Build Size: 92 sq m

USPs: Garden, Part furnished

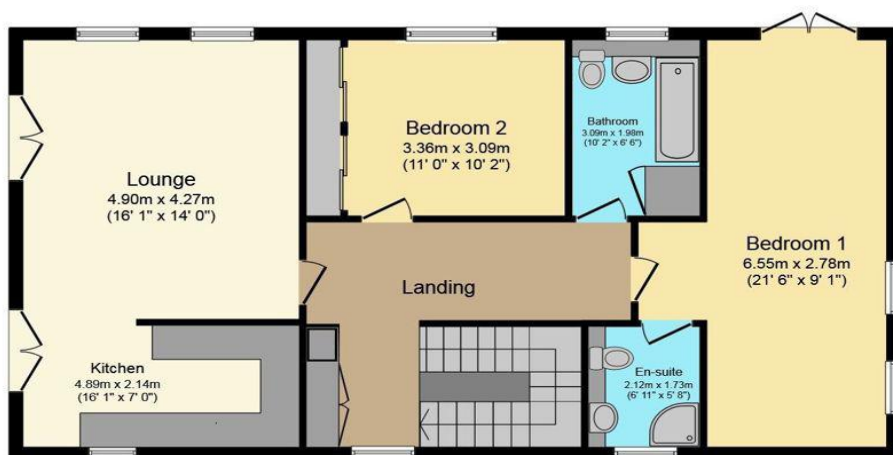
Parking: Allocated

Heating: Gas



Ground Floor

Floor area 9.0 sq. m. (97 sq. ft.) approx



First Floor

Floor area 95.0 sq. m. (1,023 sq. ft.) approx

Total floor area 104.0 sq. m. (1,119 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	79
(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	

Essyn Court, Easington Village, Peterlee, Durham, SR8 3GA

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

2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk

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RICS

Client Money Protection

