

2 bed ground floor flat to rent in

Carlisle Terrace, Sunderland, Tyne and Wear, SR5 2DF

£720 pcm

x 2 x 1 x 1

Allocated parking

Unfurnished

Property features

- 2 Bedroom ground floor flat
- Popular location
- Fully refurbished
- immediate availability
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson estate agents are delighted to present the rental market, this attractively proportioned two-bedroom ground floor flat in the charming neighbourhood of Southwick, Sunderland.

Having recently undergone a comprehensive refurbishment throughout, the property is presented in immaculate condition and is ready for immediate occupancy.

The flat comprises an inviting reception room, two bedrooms, and a modern family bathroom, with an enclosed private yard to the rear.

The property resides within Southwick, a vibrant Sunderland neighbourhood known for its sense of community and strong local amenities. Given its practical location within the city of Sunderland, this property promises not only comfort but convenience.

We invite you to explore this beautifully updated two-bedroom ground floor flat, a residential offering that deftly combines quality, location, and value.

Please contact our Sunderland team today 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: £830.77

Rent: £720 pcm

Property Type: Ground floor flat

Parking: Allocated

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room



Kitchen



Bedroom 1



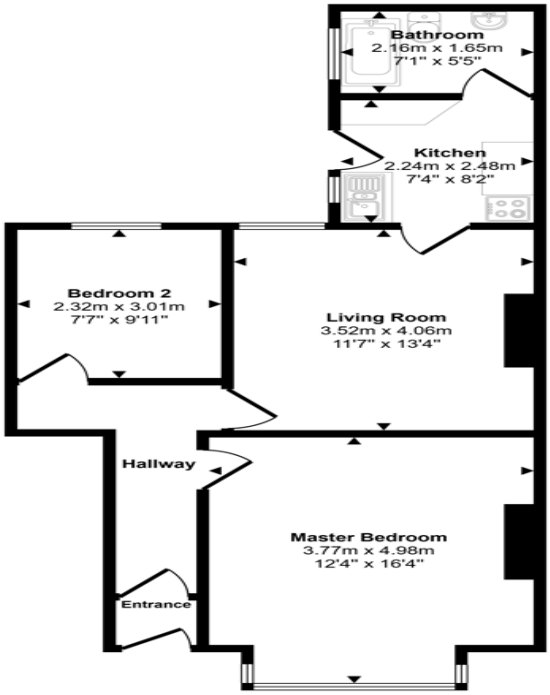
Bedroom 2



Bathroom

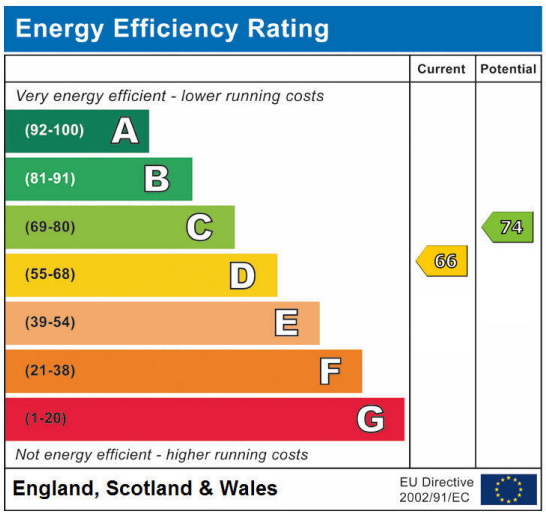


Approx Gross Internal Area
57 sq m / 609 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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