

**To rent**

1 bed apartment to rent in NE32

Canterbury Way, Fellgate , Jarrow, Tyne and Wear, NE32 4TD

£525 pcm

 x1  x1  x1

On Street parking

Unfurnished

Property features

- ✓ SPACIOUS ONE BEDROOM APARTMENT
- ✓ UPPER FLOOR
- ✓ MODERN KITCHEN AND FAMILY BATHROOM
- ✓ UNFURNISHED
- ✓ EPC Rating E

Key Information

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

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

SPACIOUS ONE BEDROOM UPPER FLOOR FLAT | MODERN FITTED KITCHEN | MODERN FAMILY BATHROOM | IMMACULATELY PRESENTED | CLOSE TO AMENITIES & PUBLIC TRANSPORT | UNFURNISHED

We are delighted to welcome to the rental market this immaculately presented One Bedroom upper floor Flat situated on the popular Canterbury Way, Jarrow.

Situated on the popular Fellgate Estate, the property is ideally located within close proximity of local amenities and transport links to Jarrow Viking Shopping Centre and Boldon Shopping and Retail complex.

Fellgate Metro Station is also within walking distance for direct travel to Newcastle City Centre, Sunderland City Centre with connections to South Shields and the coast. Road links are nearby to the A1, A19 to the South and the Tyne Tunnel to much more of the North East.

Briefly comprising of: Communal Entrance, Entrance/Hallway, Lounge, Kitchen, One Double Bedroom and the Family Bathroom.

To arrange a viewing please call Pattinson Jarrow on 0191 4897431 or email jarrow@pattinson.co.uk

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: £550.00

Length of Tenancy: 6 months

Rent: £525 pcm

Property Type: Apartment

USPs: Allows children

Parking: On Street

Heating: Electric

External Front



Communal Entrance

Secure entry phone system, stairs to all floors;

Entrance/Hallway

4.90m x 0.90m (16'0" x 2'11")

Secure intercom system, built in storage, laminate flooring, doors to;



Lounge

3.10m x 4.90m (10'2" x 16'0")

Double glazed window to side aspect, electric fire, wall mounted electric heater, laminate flooring.

Lounge (Additional)

Kitchen

2.20m x 1.90m (7'2" x 6'2")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, tiled splashbacks, integrated electric oven, electric hob, plumbing for washing machine, space for fridge freezer, tiled flooring, double glazed window to front aspect;

Bedroom

3.70m x 2.80m (12'1" x 9'2")

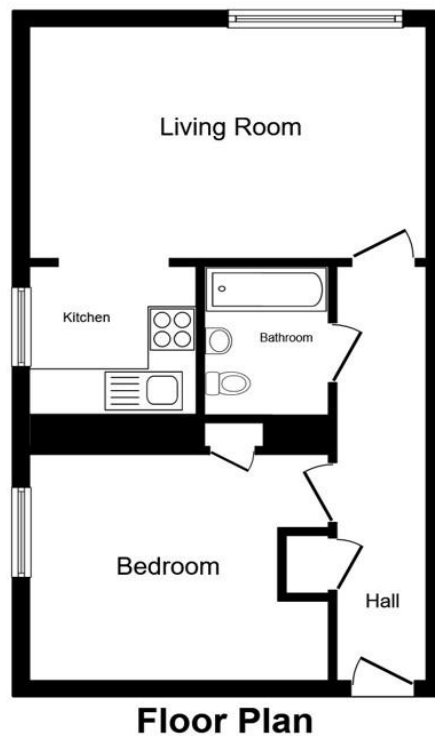
Double glazed window to front aspect, wall mounted electric heater, laminate flooring.

Bedroom (Additional)

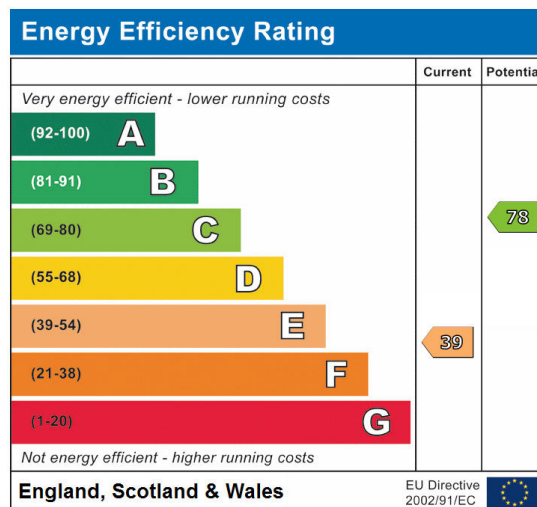
Family Bathroom

1.50m x 1.80m (4'11" x 5'10")

A suite comprising; Bath with electric shower over, pedestal wash hand basin, W/C, extractor, tiled flooring;



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



Canterbury Way, Fellgate , Jarrow, Tyne and Wear, NE32 4TD

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

**67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431,
jarrow@pattinson.co.uk, www.pattinson.co.uk**

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