



2 bed apartment to rent in SR5

Carley Road, Sunderland, Sunderland,
Tyne and Wear, SR5 2RP

£595 pcm

 x 2  x 1  x 1

Off Street parking

Unfurnished

Property features

- ✓ Desirable location
- ✓ 2 bedrooms
- ✓ Well presented
- ✓ Easy access to city centre and A19
- ✓ EPC Rating D

Key Information

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

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 offer to market this recently refurbished 2 bedroom upper flat in the ever popular Southwick area of Sunderland.

Recently re-decorated to a high standard, this property is move in ready, and comes with integrated oven and hob included

It is ideally located next to local Schools and amenities, with great travel links to Sunderland, South Shields and the A19 for onward travel.

The property briefly comprises of, the entrance hall and staircase, leading to 2 bedrooms, Living room and Kitchen, with family bathroom access directly from the living area.

This property is likely to generate strong interest so early viewing is highly recommended.

Please contact the Sunderland branch on 0191 5143929 or email Sunderland@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: £686.54

Rent: £595 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: Off Street

Heating: Gas

Living Room

Rear aspect double glazed window. Gas central heating radiator. Fireplace feature. Carpet flooring

Kitchen

Rear aspect double glazed window. Base unit kitchen cabinets. Stainless sink. Integrated oven and hob. Gas central heating radiator. Wood flooring

Bedroom 1

Front aspect double glazed window. Gas central heating radiator. Fireplace feature. Carpet flooring

Bedroom 2

Front aspect double glazed window. Gas central heating radiator. Carpet flooring

Family Bathroom

Side aspect double glazed window. Tiled flooring. Walk in shower cubicle. Pedestal basin and low level W/C. Towel radiator



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	65
(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 		

Carley Road, Sunderland, Sunderland, Tyne and Wear, SR5 2RP

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

51 Fawcett Street, Sunderland, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk

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