



## 1 bed upper flat to rent in TS25

Chesterton Road, Hartlepool, Hartlepool, Durham, TS25 4LQ

# £500 pcm

 x1  x1  x1

Allocated parking

Unfurnished

## Property features

- ✓ Well Presented
- ✓ Communal Gardens
- ✓ Double Bedroom
- ✓ Lounge/Diner
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Nicola Rothwell  
Assistant Manager  
The Hub

0191 541 2141  
thehub@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome to the rental market this one bedroom upper floor flat located in Hartlepool.

The flat itself comprises; entrance hallway, kitchen with floor and wall mounted units, spacious lounge/diner, one large double bedroom and three piece bathroom suite.

Externally the property offers communal gardens to the front and rear. Access is gained through the communal entrance via a secure intercom system.

We anticipate a high level of demand for this property therefore, early viewing is essential to avoid disappointment. To arrange your internal viewing, call our Peterlee office on 0191 5412141.

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: £525.00

Length of Tenancy: 6 months

Rent: £500 pcm

Property Type: Upper Flat

Parking: Allocated

Heating: Gas

## Lounge/Diner

Spacious lounge/diner with fireplace and double aspect windows.

---

## Kitchen

Bright kitchen with floor and wall mounted units.

---

## Bedroom

Large double bedroom which is neutrally decorated

---

## Bathroom

Three piece bathroom suite with wc, hand basin and bath.

---

## Communal Entrance

Access to the property through the communal entrance with a secure intercom system and letter boxes for each apartment.



## External


Communal gardens to both the front and rear.





**Floor Plan**

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

| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92-100) <b>A</b>                                  |  |   |           |
| (81-91) <b>B</b>                                   |  |   |           |
| (69-80) <b>C</b>                                   |  | 74  | 74        |
| (55-68) <b>D</b>                                   |  |   |           |
| (39-54) <b>E</b>                                   |  |   |           |
| (21-38) <b>F</b>                                   |  |   |           |
| (1-20) <b>G</b>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive 2002/91/EC  |           |

Chesterton Road, Hartlepool, Hartlepool, Durham, TS25 4LQ

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

**Level 2 Yoden Way, Peterlee, Durham, SR8 1BP, Tel: 0191 541 2141, thehub@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**RICS**

Client Money Protection

