



## 2 bed apartment to rent in TS25

Wynyard Mews, Hartlepool, Hartlepool,  
Durham, TS25 3JF

# £400 pcm

 x 2  x 1  x 1

On Street parking

Unfurnished

## Property features

- ✓ TO LET
- ✓ Two Bedrooms
- ✓ Neutral Decor
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

TO LET...

A two bedroom apartment in Wynyard Mews, Hartlepool.

Neutrally decorated throughout, with fitted wardrobes to one of the bedrooms and ample cupboard space to the kitchen, its an ideal first time rent.

In an ideal area for workers, being positioned within a short distance to Hartlepool Power Station and other large industrial sites.

Call now to view on 0191 4154467.

High levels of interest are expected on this property, early viewings are recommended to avoid disappointment

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: £461.54

Rent: £400 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: On Street

Heating: Gas



| 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>                                   | 79                                                                                                            | 80        |
| (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  |           |

Wynyard Mews, Hartlepool, Hartlepool, Durham, TS25 3JF

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](mailto:peterlee@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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