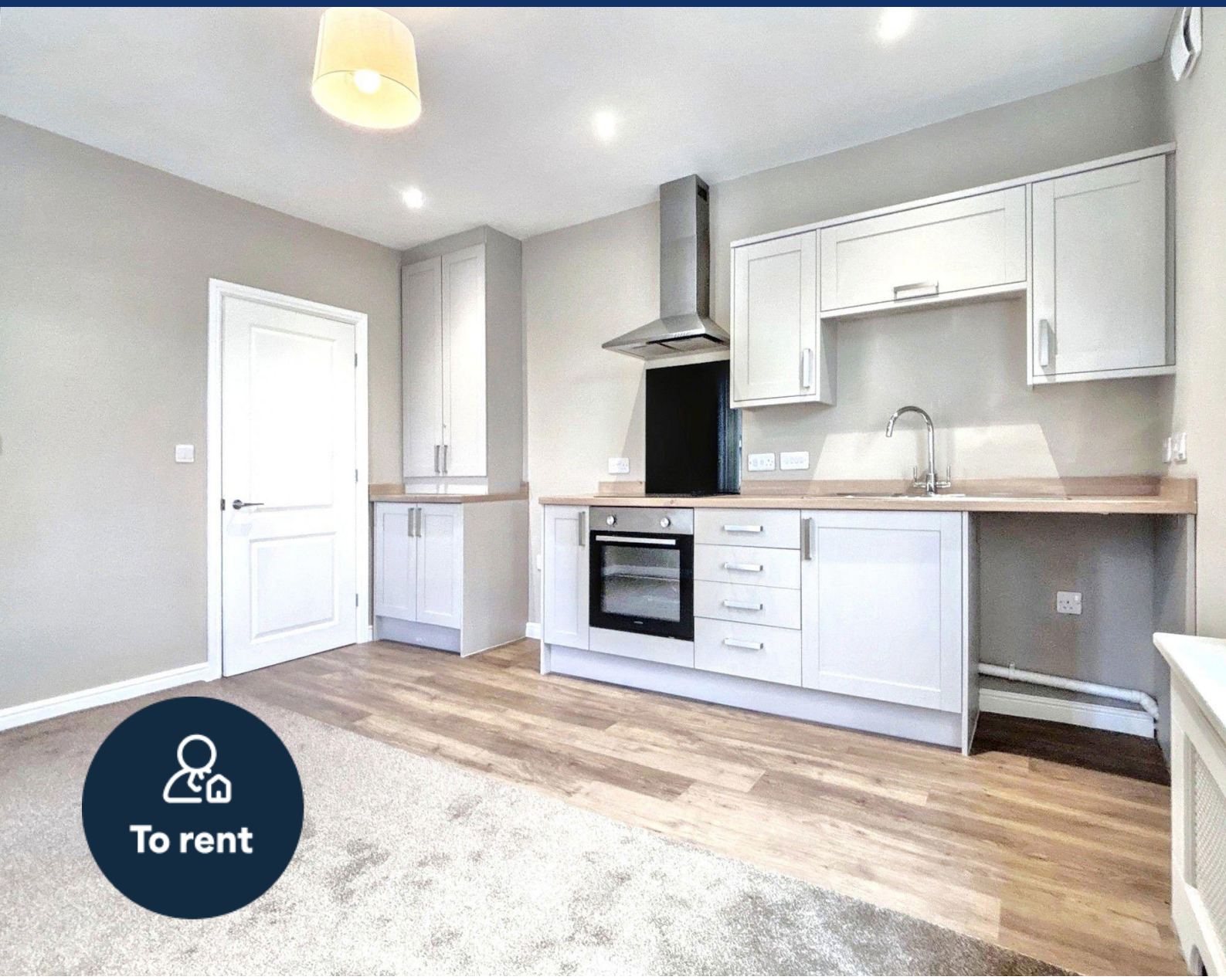


1 bed apartment to rent in DH1

Sherburn Hospital, Sherburn, Durham, Durham, DH1 2SE

£869 pcm

x 1 x 1 x 1

Allocated parking

Unfurnished

Property features

- 55+/ 60+ Age Requirements/ See Description
- Highly Maintained Grounds
- Finished To A High Standard
- On Site Communal Area
- EPC Rating C

Key Information

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

Arrange a viewing

Kathryn Greensmith
Branch Manager
Durham City

0191 3832133
durham@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Located in the picturesque village of Sherburn, this charming 1-bedroom apartment offers a cozy and modern living space, perfect retirees. The property boasts main reception with open-plan kitchen which is is equipped with modern storage fittings, electric stove and wash unit.

The bedroom is of double proportions, while the bathroom features a contemporary design with a wet room style shower.

The apartment is situated on the ground floor for easy accessibility and is well-maintained, providing a comfortable and quiet environment.

Entry by secure keypad door system, with videophone in flat to view who is at door

A cozy communal area is also accessible in the complex, along with an external courtyard.

This complex have requirements of applicants to be age 55+ if applicant has a disability, then 60+ generally

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

Rent: £869 pcm

Property Type: Apartment

Parking: Allocated

Heating: Gas

Reception/ Kitchen

3.66m x 4.21m (12'0" x 13'9")



Bedroom

3.12m x 3.06m (10'2" x 10'0")

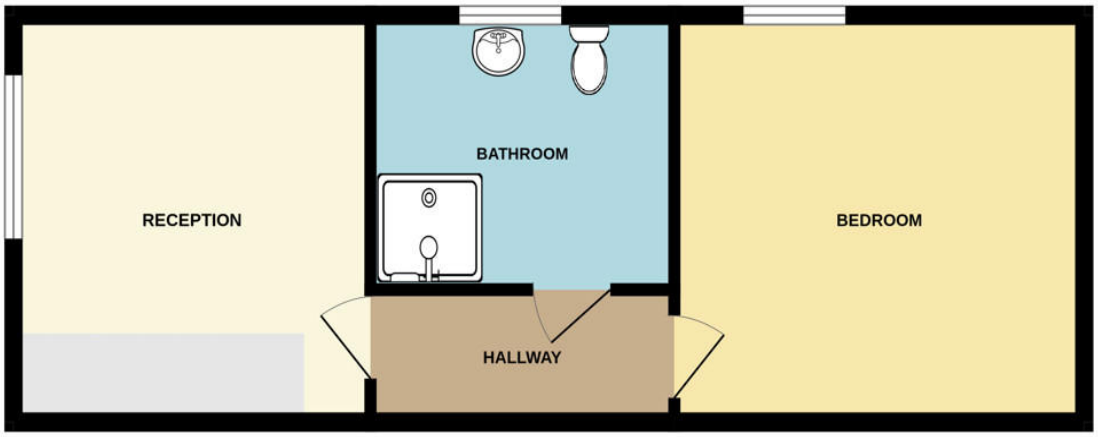


Bathroom

1.97m x 2.20m (6'5" x 7'2")

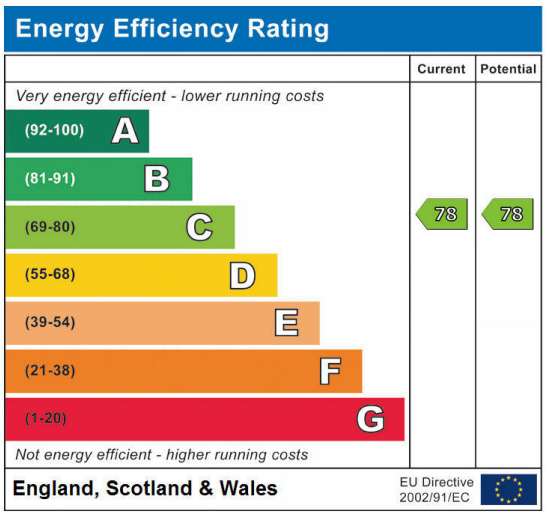


GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 426 sq.ft. (39.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Sherburn Hospital, Sherburn, Durham, Durham, DH1 2SE

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

105 Gilesgate, Durham City, County Durham, DH1 1JA, Tel: 0191 3832133, durham@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 firms employment has the authority to make or give any representation or warranty in respect of the property.