

2 bed apartment to rent in SR5

Goschen Street, Southwick, Sunderland,
Tyne & Wear, SR5 2LR

£760 pcm

x 2 x 1 x 1

Allocated parking

Part Furnished

Property features

- 2 Bedroom second floor
- Brand new development
- Utility bills inclusive
- Allocated private parking
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents present an exceptional opportunity to rent a two-bedroom, first-floor apartment within the newly developed Clock Tower Court in Southwick, Sunderland. This stylish apartment is offered with water, and Wi-Fi internet included in the monthly rental fee, delivering outstanding value and convenience.

Property Highlights

• Brand new development: Clock Tower Court

• First floor location with secure building entry

• Two generously sized bedrooms

• Modern bathroom and welcoming hallway

• Bright living and kitchen area

• Utility cupboard providing additional storage

• Part furnished, including a new oven, hob, extractor, washing machine, and fridge/freezer

• Private gated parking with one reserved space; additional parking may be available upon request

• Water, and Wi-Fi included in rent

Convenient Location

The apartment boasts excellent access to local amenities, a variety of shopping options, and respected education facilities. It also enjoys superb transport links to Sunderland city centre and the wider North East region, with both road and public transport connections nearby.

Entry and Communal Areas

Residents benefit from a secure entry system leading into an inviting communal hub. The apartment is accessed via a private front door on the first floor, opening into a welcoming hallway that provides access to all rooms.

Additional Features

• Exclusive, secure parking within a gated car park

• Potential for extra parking spaces on request

• High-quality finishes throughout the property

• Rare rental offering in a sought-after location

Viewing Information

Apartments of this calibre are exceptionally rare in the market. Early viewing is strongly recommended to avoid disappointment.

For further details or to arrange a viewing, please contact the Sunderland Pattinson team.

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: £876.92

Rent: £760 pcm

Property Type: Apartment

USPs: Part furnished

Parking: Allocated

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

Living Room



Kitchen



Bedroom 1



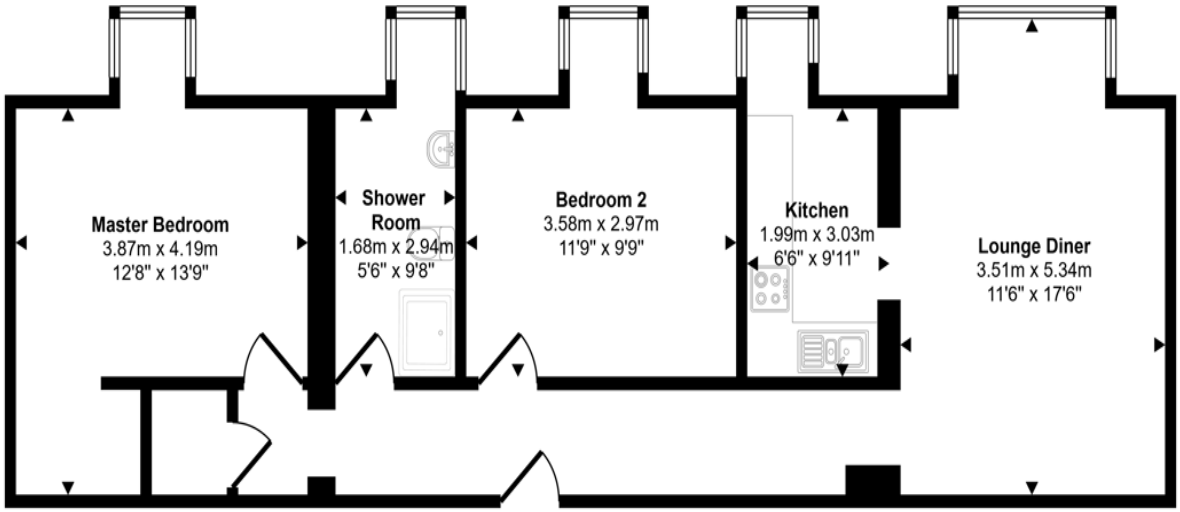
Bedroom 2



Bathroom

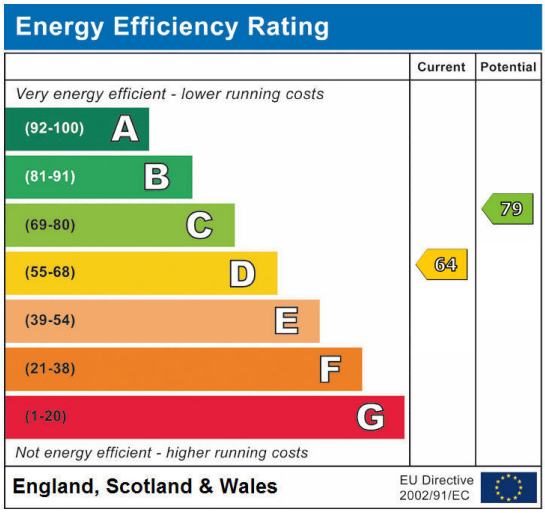


Approx Gross Internal Area
71 sq m / 762 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Goschen Street, Southwick, Sunderland, Tyne & Wear, SR5 2LR

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

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.