



## 2 bed apartment to rent in NE37

Waterloo Walk, Washington, Tyne and Wear, NE37 3EL

# £600 pcm

🛏 x2 🍳 x1 🚿 x1

Off Street parking

Unfurnished

## Property features

- ✓ Available Now
- ✓ Maisonette
- ✓ Two Bedrooms
- ✓ Close to Local Amenities
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Sam Tollett  
Senior Manager  
Washington

0191 4154467  
washington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to welcome to the rental market this bright and well-presented two-bedroom maisonette flat in Washington, Tyne and Wear. Located within Waterloo Walk, the property offers a spacious and comfortable living environment ideal for professionals, couples, or small families. The property features an entrance hall, living room, kitchen, two bedrooms, and bathroom.

Situated in a convenient location, the property is close to local amenities, shops, schools, and public transport links, offering easy access to nearby towns and cities, including Sunderland and Newcastle. With on-site parking and secure entry, this flat provides a peaceful and secure place to call home.

Early viewing is highly recommended to grab this property. Please call 01914154467 to arrange a viewing.

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: £575.00

Length of Tenancy: 6 Months

Rent: £600 pcm

Property Type: Apartment

USPs: Allows children, Allows pets, Allows smokers

Parking: Off Street

Heating: Gas

## Living Room

4.385m x 3.166m (14'4" x 10'4")



## Kitchen

3.781m x 1.609m (12'4" x 5'3")



## Bedroom One

4.253m x 3.17m (13'11" x 10'4")



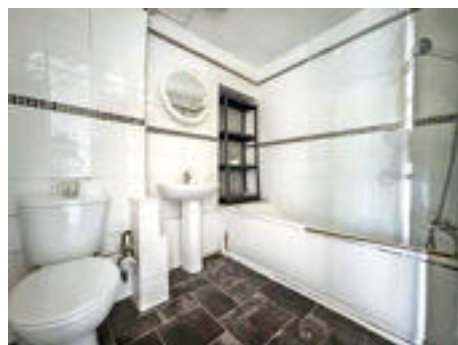
## Bedroom Two

3.174m x 3.171m (10'4" x 10'4")



## Bathroom

2.446m x 1.908m (8'0" x 6'3")



## Balcony





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>	73	79
(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	

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

**55 The Galleries, Washington, Newcastle Upon Tyne, Tyne & Wear, NE38 7SA, Tel: 0191 4154467, Fax: 0191 4154313, washington@pattinson.co.uk, www.pattinson.co.uk**

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