

**To rent**

2 bed apartment to rent in NE37

Wellington Walk, Washington, Tyne and Wear, NE37 3EP

£550 pcm

 x2  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ Available now
- ✓ Two bedrooms
- ✓ Close to local amenities
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D

Arrange a viewing

Sam Tollett
Senior Manager
Washington

0191 4154467
washington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to welcome to the rental market this 2-bedroom flat in Washington, Tyne and Wear. Located within Wellington Walk, the property offers a spacious and comfortable living environment ideal for professionals, couples, or small families.

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.

Briefly comprising of: living room & kitchen two double bedrooms and a family bathroom. Externally the property has a private balcony and off-street parking.

Early viewing is highly recommended. 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: £781.00

Rent: £550 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: Allocated

Bedroom 1



Bedroom 2



Bathroom



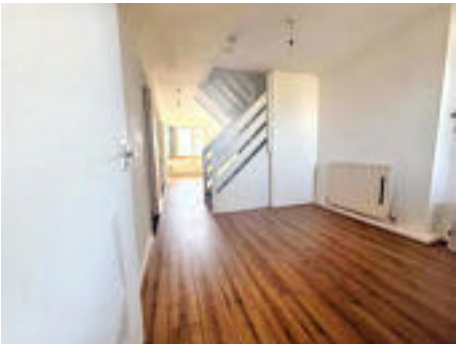
Kitchen



Living Room



Dining Room





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Wellington Walk, Washington, Tyne and Wear, NE37 3EP

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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