



### 3 bed ground floor maisonette to rent in NE37

Collingwood Court, Washington, Tyne and Wear, NE37 3EB

# £695 pcm

 x3  x2  x1

Off Street parking

Unfurnished

### Property features

- ✓ Recently Renovated
- ✓ Modernised Throughout
- ✓ Three Bedrooms
- ✓ Close to Local Amenities
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

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Senior Manager  
Washington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Recently Renovated Three Bedroom Ground Floor Maisonette To Let

A fantastic opportunity to rent this beautifully renovated three-bedroom ground floor maisonette, which has been fully modernised throughout to an exceptional standard.

The property welcomes you with an entrance hall providing useful storage space, leading through to a spacious and bright living room, perfect for relaxing or entertaining. The brand-new contemporary kitchen has been thoughtfully designed with modern fittings and ample storage with the same new flooring throughout.

To the first floor, the property offers three generously sized double bedrooms, all benefiting from built-in wardrobes, together with a stylish newly fitted family bathroom finished to a high specification. As well as an additional WC.

Externally, the home boasts a fully enclosed private rear garden with fencing, providing a secure and low-maintenance outdoor space ideal for enjoying the warmer months.

This superb home is ideal for families and professionals alike, offering modern living throughout and ready for immediate occupation. Early viewing is highly recommended.

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: £720.00

Length of Tenancy: 6 Months

Rent: £695 pcm

Property Type: Ground floor maisonette

USPs: Allows children, Allows pets, Allows smokers

Parking: Off Street

Heating: Gas

## External Front



## Entrance Hall



## Living Room

6.98m x 3.19m (22'10" x 10'5")



## Kitchen

3.236m x 3.176m (10'7" x 10'5")



## First Floor Landing

4.361m x 3.683m (14'3" x 12'1")



## Bedroom 1

3.556m x 3.205m (11'8" x 10'6")



## Bedroom 2

3.398m x 3.189m (11'1" x 10'5")



## Bedroom 3

3.19m x 2.856m (10'5" x 9'4")



## Bathroom

2.22m x 1.83m (7'3" x 6'0")

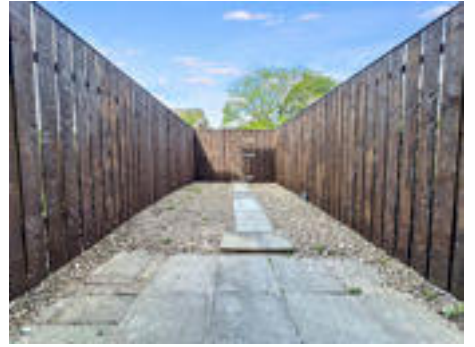


## WC

1.60m x 0.80m (5'2" x 2'7")



## Exterior Yard





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>	78	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	

Collingwood Court, Washington, Tyne and Wear, NE37 3EB

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

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