



1 bed ground floor flat to rent in

Russell Street, Jarrow, Tyne and Wear,
NE32 3AW

£625 pcm

 x1  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ ONE BEDROOM GROUND FLOOR
- ✓ RECENTLY RENOVATED
- ✓ CLOSE TO SHOPS & PUBLIC TRANSPORT
- ✓ MODERN BATHROOM SUITE
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Jason Olley
Branch Manager
Jarrow

0191 4897431
jarrow@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the rental market this one bedroom lower flat located on Russell Street, Jarrow.

Recently renovated to a wonderful standard, this spacious lower flat is ideally located for local amenities with Jarrow Viking Shopping Centre close by as well as Jarrow Bus & Metro Interchange for direct travel to Newcastle City Centre, South Shields and connections to Sunderland City Centre and the coast. Excellent local road links give easy access to the Tyne Tunnel, A1 & A19.

Briefly comprises; Entrance, Hallway, Bedroom, Lounge/Diner, Kitchen, Inner Hall/Utility & Bathroom. Externally to the rear is a shared courtyard with gated access to the rear lane.

Call Pattinson Jarrow on 0191 4897431 or email jarrow@pattinson.co.uk

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: £675.00

Length of Tenancy: 6 months

Rent: £625 pcm

Property Type: Ground floor flat

USPs: Allows children, Allows pets

Parking: Allocated

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

External Front

Entrance/Hallway

Composite part glazed door leading to entrance, gas central heating radiator, built in storage;



Bedroom

Double glazed window to front aspect, gas central heating radiator, laminate flooring;



Bedroom (Additional)



Lounge/Diner

Double glazed window to rear aspect, gas central heating radiator, built in storage, electric fire with feature surround;



Lounge/Diner (Additional)



Kitchen

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, free standing oven with extractor over, plumbing for washing machine, tiled flooring, combi boiler, gas central heating radiator, double glazed window to side aspect, composite part glazed door to courtyard;



Kitchen (Additional)



Inner Hall/Utility

Space for fridge freezer, tiled flooring;

Bathroom

A modern white suite consisting of bath with mains shower over, vanity combination wash hand basin, W/C with enclosed cistern, tiled flooring, tiled walls, recess lighting, extractor, gas central heating radiator, wall mounted electric light up mirror;

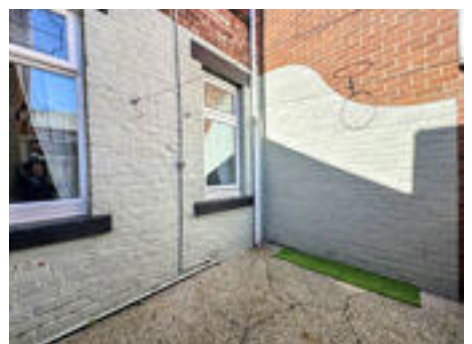


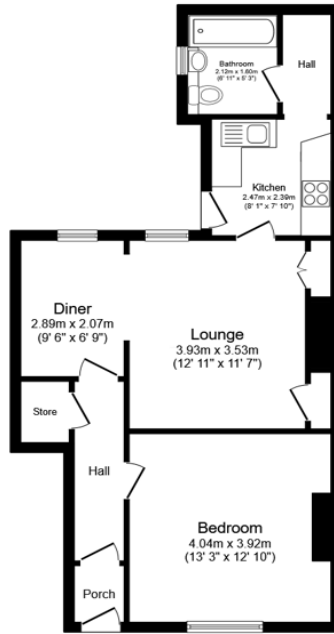
Bathroom (Additional)



External Rear

Share courtyard with gated access to rear lane;





Floor Plan

Floor area 58.7 sq.m. (632 sq.ft.)

Total floor area: 58.7 sq.m. (632 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(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	

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

67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, jarrow@pattinson.co.uk, www.pattinson.co.uk

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