

2 bed apartment to rent in SR1

18 John Street, Sunderland, Tyne and Wear, SR1 1HT

£850 pcm

x 2 x 2 x 1

Unfurnished

Property features

- Prime city centre location
- 2 bedroom appartment
- Great links to University and Transport hubs
- Available Immediately (Subject to references)
- EPC Rating C

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- 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 are delighted to welcome to the rental market this beautifully presented two double-bedroom city centre apartment, located on the highly sought-after John Street, Sunderland.

Offering modern urban living with an exceptional balance of convenience, comfort, and style, this spacious property is perfectly suited for professionals or students.

Situated in the heart of the city centre, the property is just moments away from local amenities, excellent transport links including the Sunderland Metro Station, and the University of Sunderland.

Property Features:

Two Double Bedrooms — Generously sized with large windows for natural light. Both with En-suite bathrooms

City Centre Location — Situated on the historic John Street.

Open-Plan Living — Bright, spacious lounge and kitchen area. Fully Equipped Kitchen — Modern appliances with ample storage space.

Secure Entry System — Peace of mind with well-maintained communal areas.

Excellent Transport Links — Walking distance to Metro, bus links, and rail.

Accommodation Comprises:

Communal Entrance

Secure intercom entry system, well-maintained communal hallways, and stairs leading to the apartment.

Entrance Hallway

Providing access to all main rooms, neutral decor, and integrated storage.

Open Plan Lounge / Kitchen

A fantastic, bright, and airy social space. The living area offers ample room for seating and dining. The kitchen area is fitted with a contemporary range of wall and base units, contrasting worktops, and fully integrated modern appliances. Large windows provide plenty of natural light.

Bedroom One

A generous double bedroom with neutral decor, large window, and radiator.

Bedroom one en-suite

A contemporary, bathroom suite featuring a clean, neutral design. Includes a walk in shower, wash hand basin, low-level WC.

Bedroom Two

A second spacious double bedroom, ideal for sharers, with a bright aspect and radiator.

Bedroom two en-suite

A contemporary, bathroom suite featuring a clean, neutral design. Includes a walk in shower, wash hand basin, low-level WC.

Early viewing is highly recommended to appreciate the size and location on offer. To arrange your viewing, please contact our Sunderland Branch or visit Pattinson Estate Agents

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: B

Deposit: £980.77

Rent: £850 pcm

Property Type: Apartment

Parking: None

Heating: Electric

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

Living Room



Kitchen



Bedroom 1



Bedroom 1 en-suite



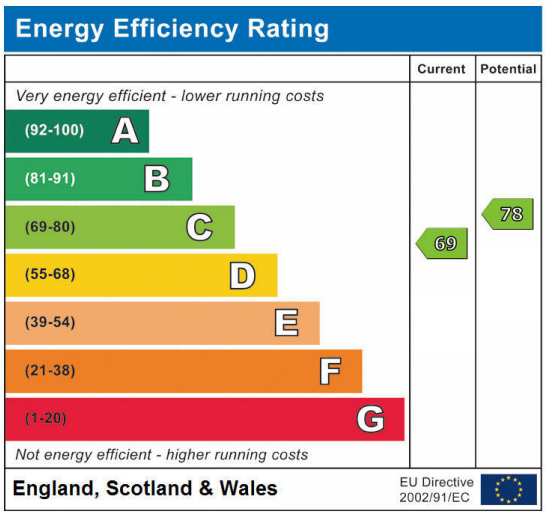
Bedroom 2



Bedroom 2 - En suite







18 John Street, Sunderland, Tyne and Wear, SR1 1HT

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.