



2 bed apartment to rent in SR2

Edward House, Albert Court, Sunderland,
Tyne and Wear, SR2 7LQ

£700 pcm

 x2  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ First Floor Apartment
- ✓ Two Double Bedrooms
- ✓ Sought After Complex
- ✓ Allocating Parking Bay
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****FIRST FLOOR APARTMENT**TWO BEDROOMS**SECURE ENTRY SYSTEM**ALLOCATED PARKING BAY**SOUGHT AFTER COMPLEX**WALKING DISTANCE TO SUNDERLAND CITY CENTRE****

Pattinson Estate agents are excited to welcome to the market this impressive apartment located in the popular location of Edward House, Albert Court, Sunderland, the apartment boasts two bedrooms and is situated on the first floor of this complex. Perfectly positioned within easy access of local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to Mowbray Park, Sunderland University Hospital & City Centre , as well as being a short drive to Roker Beach and Newcastle City Centre.

This well presented apartment offers spacious and stylish accommodation throughout and briefly comprises:- Secure entry system providing access to the building, apartment entrance/hallway, a spacious lounge, fitted kitchen, two double bedrooms and a modern three piece bathroom. Externally, the property benefits from an allocated parking space, in addition to a number of visitor parking bays.

Early viewing is highly recommended to fully appreciate the space, presentation and convenient location this fantastic apartment has to offer. Please contact us to arrange your 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: C

Deposit: £725.00

Rent: £700 pcm

Property Type: Apartment

USPs: Allows children, Allows pets

Parking: Allocated

Heating: Gas

Building Entrance

The building entrance benefits from a secure entry system and stairs to each floor.



Apartment Entrance

The apartment entrance leading to the hallway, which gives access to each room.

Lounge

4.58m x 3.57m (15'0" x 11'8")

Spacious lounge with laminate flooring, a feature fireplace, a radiator and a double glazed front aspect window.



Kitchen

1.95m x 2.99m (6'4" x 9'9")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a ceramic hob. Laminate flooring, tiled splash back, a radiator and a double glazed window.



Bedroom One

3.36m x 3.14m (11'0" x 10'3")

Double bedroom laminate flooring, a radiator and a Juliet balcony.



Bedroom Two

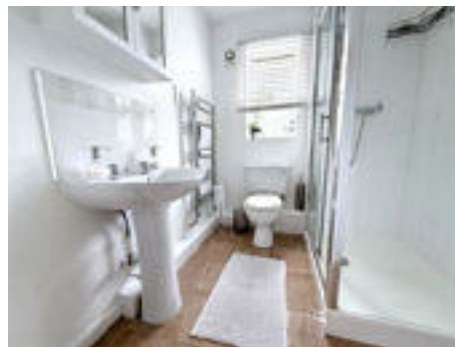
4.26m x 2.98m (13'11" x 9'9")

Double bedroom laminate flooring, a radiator and a double glazed window.

Bathroom

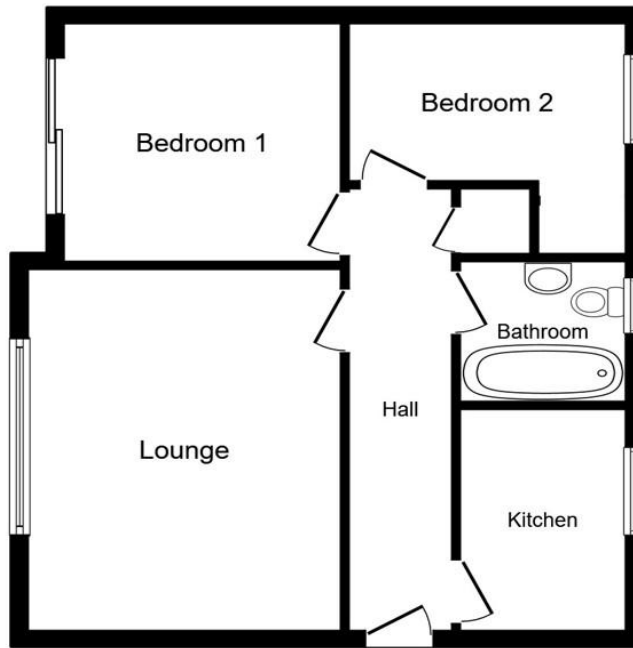
2.01m x 1.90m (6'7" x 6'2")

Modern three piece bathroom benefiting from a walk-in shower, hand wash basin and W.C. and tiled flooring, UPVC cladded splash back, a radiator and a double glazed window.



External

Externally, the property benefits from secure gated access leading to the allocated parking bay and the apartment entrance.



Floor Plan

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		80	80
(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	

Edward House, Albert Court, Sunderland, Tyne and Wear, SR2 7LQ

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

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