




To rent

1 bed studio flat to rent in SR2

The Sanderlings, Sunderland, Tyne and Wear, SR2 0NU

£450 pcm

 x1  x1  x1

Unfurnished

Property features

- ✓ Studio apartment
- ✓ Popular location
- ✓ Communal facilities
- ✓ Available soon
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Discover comfortable, independent living at The Sanderlings – a delightful development of modern apartments nestled in the heart of Ryhope Village. Ideally located close to the scenic village green, Ryhope Beach and handy local shops, The Sanderlings offers a peaceful yet well-connected place to call home.

Key Features

- Quiet Location: Enjoy the tranquillity of a village setting, just a short stroll from Ryhope Beach.
- Convenience: Each apartment boasts its own private kitchen and bathroom for fully independent living.
- Communal Facilities: Access the on-site laundry room and well-maintained gardens, perfect for socialising or relaxing.
- Limited Parking: On-site parking is available for residents, subject to availability.
- 24 Hour Emergency Helpline: Peace of mind with round-the-clock support should you ever need assistance.

Excellent Transport Links

Ryhope Village is well-served by public transport, making it easy to commute or explore the local area. Regular bus services provide direct connections to Sunderland City Centre, Dalton Park, Durham, Peterlee, Jarrow, and Sunderland Royal Hospital. In Sunderland City Centre, you'll also find links to the Tyne and Wear Metro system, offering further travel options across the region.

Arrange a Viewing

If you're seeking convenient and comfortable independent living in a welcoming community, The Sanderlings is the perfect choice. To arrange a viewing or for more information, please contact The Sunderland Branch:

- Phone: 0191 5143929

• Email: Sunderland@pattinson.co.uk

Don't miss this opportunity to join a friendly community, surrounded by the beauty and amenities of Ryhope Village.

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: £900.00

Rent: £450 pcm

Property Type: Studio flat

USPs: Allows smokers

Parking: None

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Living Room



Kitchen



Bedroom 1



Bathroom





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

The Sanderlings, Sunderland, Tyne and Wear, SR2 0NU

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

**51 Fawcett Street, Sunderland, South Tyneside, Tyne & Wear, SR1 1RS, Tel: 0191 5143929,
sunderland@pattinson.co.uk, www.pattinson.co.uk**

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RICS

**Client Money
Protection**

