



To rent

1 bed apartment to rent in SR2

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

£495 pcm

 x1  x1  x1

Unfurnished

Property features

- ✓ 1 bedroom apartment
- ✓ Popular location
- ✓ private patio
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ 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

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents proudly present an exceptional opportunity to rent this desirable one-bedroom, ground-floor apartment situated within the highly sought-after development of The Sanderlings in Ryhope Village.

Perfectly positioned close to the historic village green, local shops, and the stunning Ryhope Beach, this property offers an ideal blend of peaceful coastal living and independent convenience.

Unlike many properties in the development, Number 6 enjoys prime ground-floor positioning complete with its own private patio area, offering a rare piece of personal outdoor space.

The apartment opens into a welcoming private hallway leading to a bright living and kitchen area fully equipped with standalone facilities.

The accommodation is completed by a comfortable bedroom and a private bathroom suite.

Residents also benefit from the building's fantastic communal amenities, including beautifully maintained shared gardens, an on-site laundry room, and a 24-hour emergency helpline for absolute peace of mind.

Limited off-street parking is available on-site, alongside accessible on-street parking options.

Located in a quiet area with superb transport links, regular bus services from Ryhope Village provide easy commutes to Sunderland City Centre, Dalton Park, Durham, Peterlee, and the Tyne and Wear Metro system.

Early viewing is highly recommended to appreciate the unique outdoor space and location of this property.

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: £618.75

Rent: £495 pcm

Property Type: Apartment

USPs: Allows smokers

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



Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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RICS

Client Money Protection

