



3 bed apartment to rent in SR1

Low Street, Sunderland, Tyne and Wear,
SR1 2AT

£795 pcm

 x3  x1  x1

Allocated parking

Unfurnished

Property features

- ✓ 3 Bedroom first floor apartment
- ✓ City centre location
- ✓ Riverside views
- ✓ Available now
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ 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 present this beautifully upgraded, three-bedroom first-floor apartment located within a highly sought-after riverside development in Sunderland city centre.

Having undergone a comprehensive refurbishment throughout, this modern home blends sophisticated contemporary style with ultimate everyday convenience.

It sits just a short walk from Sunderland City Centre, putting local shops, daily amenities, and excellent public transport links right on your doorstep.

The property features exceptionally versatile living spaces, highlighted by a bright, open-plan kitchen and dining area. The kitchen comes fully equipped with a brand-new fridge/freezer and a new washer/dryer. Adjacent to this is a wonderfully spacious lounge, perfect for relaxing or entertaining guests.

The primary bedroom serves as a comfortable retreat, benefiting from its own private en-suite shower room. The second and third bedrooms offer adaptable spaces, making them ideal for guest rooms, children's bedrooms, or a dedicated home office setup. A separate, clean family bathroom fitted with a classic three-piece white suite completes the accommodation.

Positioned inside a well-maintained block, residents enjoy peace of mind via a secure telephone entry system, alongside the convenience of lift and stair access to all floors.

Early viewings are highly recommended to fully appreciate the size, finish, and prime location of this apartment.

Please contact our Sunderland team 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: £1,032.69

Rent: £795 pcm

Property Type: Apartment

USPs: Allows smokers

Parking: Allocated

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



en suite



Bedroom 2



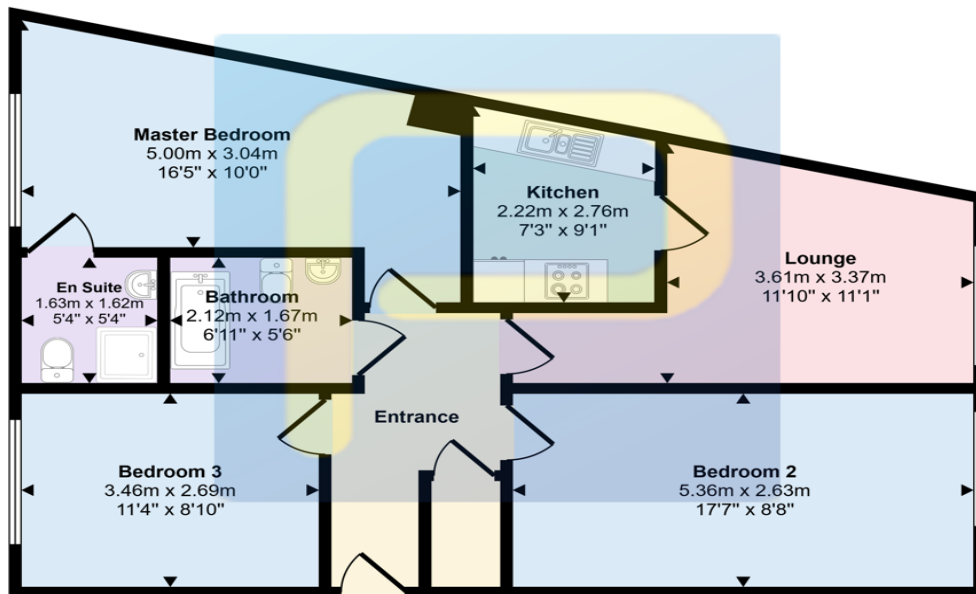
Bedroom 3



Bathroom

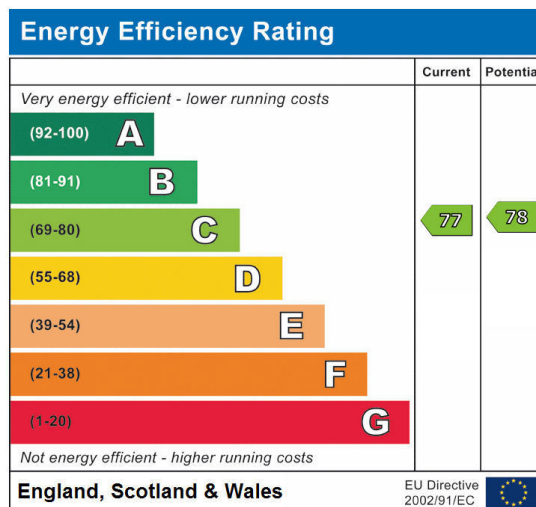


Approx Gross Internal Area
72 sq m / 777 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Low Street, Sunderland, Tyne and Wear, SR1 2AT

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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