To rent

2 bed apartment to rent in SR1

27 Fawcett Street, Sunderland, Tyne and Wear, SR1 1RE

£1,100 pcm

x 2 x 1 x 1

Permit Parking parking

Furnished

Property features

- Available from January 2027
- 2 bedroom City Centre apartment
- Fully furnished
- Rare opportunity

Key Information

- Council Tax: Band C
- Heating supply: Gas
- 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 offer the rental market this fully furnished, well-appointed two-bedroom apartment situated in the heart of Sunderland City Centre.

This residential property boasts square footage that is intelligently utilised to provide ample space for comfortable living.

Upon entering the property, you are met with a welcoming reception room, stylishly decorated and fully furnished to provide a warm, ready-to-move-in ambiance. This space effortlessly connects to the open plan kitchen and offers an excellent venue for socialising or relaxing after a long day.

The apartment offers a fitted kitchen, complete with all necessary appliances and contemporary furnishings, while also providing sufficient space for preparations and dining. This room flawlessly merges functionality with style to present a contemporary space that would be the pride of any home chef.

This property features two good-sized bedrooms, both decorated to express a pleasant and serene atmosphere. Each bedroom is finished with plush carpets, comfortable bedroom furniture, and ample storage, making them a distinct retreat within the apartment.

A family-sized bathroom completes the apartment, featuring a bathtub with an overhead shower, a basin, and a toilet. The bathroom is adorned in a neutral palette, complementing the clean, minimalistic design seen throughout the rest of the property.

Located in Sunderland City Centre, the property grants its occupants easy access to local amenities, truly expressing the convenience of city living. Dwellers can indulge in the thriving social scene with unique eateries, shops, and entertainment venues.

City Centre Parking

The apartment benefits from access to Sunderland City Council's City Centre Parking Scheme, allowing parking at any time, subject to space availability, in council-controlled multi-storey and off-street car parks throughout the city centre.

The current permit costs are £155 per quarter or £545 per annum.

For further information, please visit Sunderland City Council's website.

In summary, this Sunderland-based apartment is a rare rental find, combining modern design, complete furnishings, and a highly desirable location. It is perfect for professionals, couples, or students looking for a stylish city centre home.

We invite interested parties to get in touch with Pattinson Estate Agents for further information or to arrange a viewing at their earliest convenience.

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: £1,269.23

Rent: £1,100 pcm

Property Type: Apartment

USPs: Furnished

Parking: Permit Parking

Heating: Gas

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

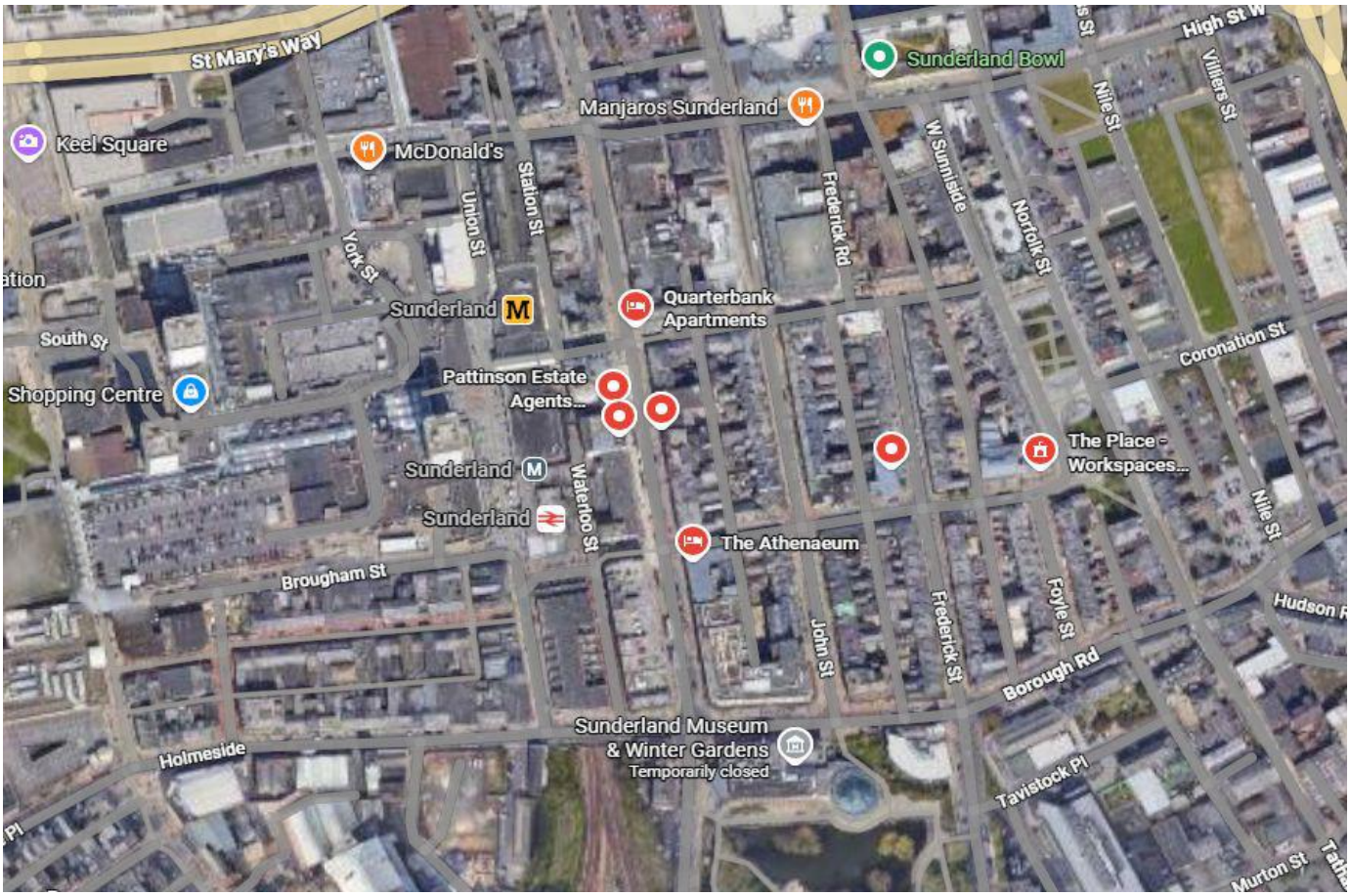
Kitchen

Dining Room

Bedroom 1

Bedroom 2

Bathroom



27 Fawcett Street, Sunderland, Tyne and Wear, SR1 1RE

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

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