


## 1 bed apartment to rent in NE37

Neville Court, Washington, Tyne and Wear, NE37 3DY

# £450 pcm

x 1 x 1 x 1

Allocated parking

Unfurnished

## Property features

- EPC Rating C

## Key Information

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

### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

AVAILABLE NOW | ONE-BEDROOM UPPER FLOOR APARTMENT | FRONT & REAR BALCONIES

Pattinson Estate Agents are pleased to welcome to the rental market this spacious one-bedroom upper floor apartment, situated within Neville Court, Sulgrave, Washington. Available immediately, the property offers well-proportioned accommodation, excellent natural light and the added benefit of two private balconies.

The accommodation briefly comprises a generous lounge with access to a balcony, a fitted kitchen with a range of wall and base units and access to a second balcony, a spacious double bedroom benefiting from extensive fitted wardrobes, and a bathroom with a shower over the bath.

Further benefits include gas central heating, double glazing, intercom access and a private entrance.

Ideally positioned for access to a range of local amenities, shops and transport links, the property is conveniently located for commuting throughout the region, with excellent road connections via the A1(M) and A19. Major employers, including Nissan and surrounding business parks, are also within easy reach, whilst The Galleries Shopping Centre offers a variety of retail and leisure facilities.

AVAILABLE NOW – EARLY VIEWING HIGHLY RECOMMENDED!

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: £519.23

Rent:  £450 pcm

Property Type: Apartment

Parking: Allocated

Heating: Gas

## Lounge

*4.55m x 3.15m (14'11" x 10'4")*

A spacious reception room featuring wood-effect flooring, radiator, TV point and double-glazed doors providing access to a private balcony.

## Kitchen

*3.15m x 1.83m (10'4" x 6'0")*

Fitted with a range of wood-effect wall and base units, contrasting work surfaces, tiled splashbacks, stainless steel sink with drainer, integrated oven, cooker point and plumbing for a washing machine. Double-glazed doors provide access to a further balcony.

## Bedroom

*4.29m x 2.40m (14'0" x 7'10")*

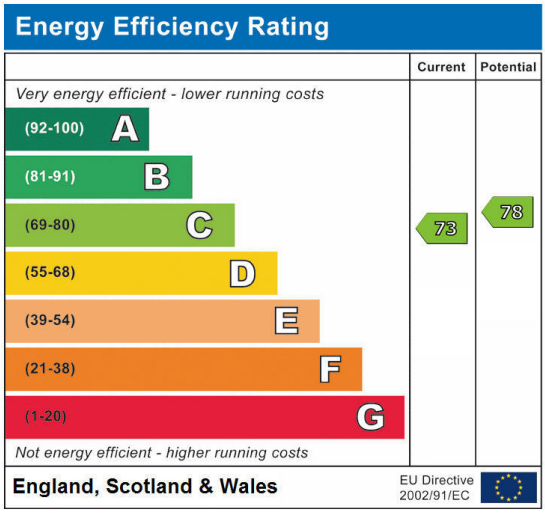
A generous double bedroom featuring an extensive range of fitted wardrobes with mirrored doors, wood-effect flooring, radiator and double-glazed window.

## Bathroom

Fitted with a panelled bath with shower over, pedestal wash hand basin and low-level WC. Additional features include partially tiled walls, mirrored wall cabinet and radiator.

Approx. 486.2 sq. feet




Neville Court, Washington, Tyne and Wear, NE37 3DY

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

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