





- Stunning Apartment
- Beautiful Views
- 5th Floor
- Three Spacious Bedrooms

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Stunning 3-Bedroom Apartment with Marina Views Located on the fifth floor of The Hamptons, this beautiful three-bedroom apartment offers spacious living and breathtaking views of the marina. Key Features:

Entrance Hall: A wide hallway with ample storage, including a single cupboard, a cupboard housing the water tank, and a double cupboard with the boiler.

Family Bathroom: Features a large bath and a separate walk-in shower.

Living Room: An expansive space with double doors opening onto a large balcony that overlooks the marina, perfect for relaxing and enjoying the view.

Kitchen: Modern and sleek with white gloss units, a double oven, fridge freezer, washer dryer, dishwasher, and all essential appliances included.

Master Bedroom: Features built-in wardrobes, access to the balcony with marina views, and an en-suite bathroom with a bath and separate shower.

Bedrooms 2 & 3: Both are double rooms with built-in wardrobes and views over the water. This apartment is perfect for anyone looking for a stylish, comfortable home with stunning views. Rent - £1950 Deposit- £2250.00 Holding deposit - £450.00 EPC Rating - B Council tax band - F Tenant fees: Holding Deposit (per tenancy) — One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). One weeks holding deposit is worked out as the rent amount x 12 / 52. Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. The deposit is worked out as rent amount x 12 / 52 x 5. Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. The deposit is worked out as rent amount x 12 / 52 x 6. Unpaid Rent Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears. Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.