



£575 PCM

FLAT 2, 14A CROSS STREET, RYDE, ISLE OF WIGHT, PO33 2AD



ONE BEDROOM TOWN CENTRE APARTMENT

A SPACIOUS SECOND FLOOR 1 BEDROOM APARTMENT - ideal for single occupancy - which is most conveniently located just moments from town amenities, shops, beaches & passenger ferry links to the mainland. The property offers open plan living room/kitchen as well as a double bedroom and modern bathroom. Benefits also include gas central heating. Sorry, no smokers.

Council Tax Band: A * EPC: D * Deposit: £660 * Available NOW for long term let * Unfurnished.

ACCOMMODATION:

Communal entrance a stairs to second floor. Private entrance door into Flat 2.

HALLWAY:

Wood effect flooring. Storage cupboard housing consumer unit, shelf and hanging rail.

Doors leading to:

OPEN PLAN KITCHEN/LIVING AREA: 4.72m x 5.54m (15'6 x 18'2)

Bright and airy open plan kitchen/living room with sash bay window to front. Laminate wood effect flooring. Television aerial and telephone points. Radiators x 2.

Kitchen area comprising a range of cupboard and drawer units with contrasting work surfaces over. Tiled splash backs. Inset stainless steel sink and drainer with mixer tap. Space for free standing fridge/freezer, gas or electric cooker, washing machine and tumble dryer (NB. Tenants will need to provide appliances themselves). Laminate wood effect flooring. Wall mounted Vaillant gas boiler. Security entrance phone. Wall mounted thermostat.

BEDROOM: 2.82m x 2.74m (9'3 x 9'0)

Bright room with white painted walls. Dark grey carpeted flooring, Double glazed window to rear. Radiator. Television aerial point.

BATHROOM: 1.83m x 1.65m (6'0 x 5'5)

Modern white bathroom suite comprising a panelled bath with tiled surround and electric shower over; pedestal wash hand basin and low level WC. Wood effect flooring. Radiator.

TENANTS' PERMITTED FEES:

Letting fees in accordance with the Tenant Fees Act 2019 (inclusive of VAT)

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seafields Estates Limited 'The Agent')

Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1)

Deposit: Equivalent to 5 weeks' rent (as above)

During the tenancy (payable to the Agent)

- Any changes to the tenancy agreement at tenants request, to include adding pet: £50 per change

- Cost of replacement of lost keys/changed locks and new keys if relevant.

- Tenant's request for the early termination of the tenancy agreement: They shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

During the tenancy (payable to the provider) if permitted and applicable:

Utilities: gas, electricity, water; Telephone and broadband; Installation of cable/satellite; Subscription to cable/satellite supplier; Television licence; Council Tax

