



£650 PCM

FLAT 2, 65 HIGH STREET, RYDE, ISLE OF WIGHT, PO33 2RJ



A WELL PROPORTIONED FIRST FLOOR APARTMENT - situated in the heart of Ryde, with immediate access to shops and restaurants, and beaches/Hovercraft/Catamaran mainland links just minutes away. This recently decorated property comprises an open plan sitting room with kitchen/diner, as well as a DOUBLE BEDROOM with sea glimpses and modern white suite bathroom. Benefits also include gas central heating, double glazing and access to a sunny COMMUNAL COURTYARD GARDEN.

Unfurnished * Council Tax Band: A * EPC Rating: C * Deposit: £750 * Available now for long term let.

ACCOMMODATION:

Communal entrance and stairs to first floor. Private entrance into No 2:

LOBBY: 1.14m x 0.94m (3'09 x 3'01)

Wood effect flooring. High level fuse box. Door to:

HALLWAY: 3.23m x 1.57m max (10'7 x 5'02 max)

Continuation of wood effect flooring. Built-in cupboards x 2 fitted with shelving. Coat hooks. Radiator. Doors to:

OPEN PLAN LIVING: 7.77m x 3.33m max (25'06 x 10'11 max)

KITCHEN/DINER: Fitted kitchen comprising a range of cupboard and drawer units with contrasting worksurfaces over. Inset 1.5 bowl sink and drainer with mixer tap. Tiled splashbacks. Space for washing machine, electric cooker, fridge and freezer (NB. Tenants will need to provide appliances themselves). Space for table and chairs. Wall mounted gas boiler. Security entrance phone. Radiator. Double glazed window to side. Open to:

SITTING ROOM: Carpeted reception room with double glazed window to front. Radiator. Television aerial point.

BEDROOM: 3.96m x 2.72m (13'0 x 8'11)

Double room with carpeted flooring. Double glazed window to rear offering sea glimpses over the roof tops to the Solent, Fort and beyond. Television aerial point. Radiator.

BATHROOM: 2.31m x 1.55m (7'07 x 5'01)

Modern white bathroom comprising a panelled bath with mixer tap and shower head attachment, pedestal wash hand basin with mirror fronted toiletry cabinet above and low level w.c. Heated towel rail. Wood effect vinyl flooring. Tiling to principal areas. Extractor fan. Obscured double glazed window to side.

OUTSIDE:

To the side of the property is a sunny enclosed communal courtyard garden. Washing line. Refuse bin storage.

TENANTS' PERMITTED FEES:

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

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.

During the tenancy (payable to the provider) if permitted and applicable: Utilities: gas, electricity, water; Telephone/broadband; Television licence; Council Tax

DISCLAIMER:

Measurements are approximate and not to scale.

