



£720 PCM  
23 MEADOW VIEW CLOSE, RYDE, PO33 3EY



## TUCKED AWAY IN QUIET CUL-DE-SAC!

This attractive **FIRST FLOOR** maisonette is accessed via its own **PRIVATE ENTRANCE**. The comfortable, well presented accommodation is offered in very good decorative order and offers far reaching **COUNTRYSIDE VIEWS** from the living room. The property comprises an open plan living / kitchen area, 1 large **DOUBLE BEDROOM** and modern bathroom suite. Further benefits include **GAS CENTRAL HEATING** plus an allocated **PARKING SPACE**. Meadow View Close is conveniently located close to Ryde Town, amenities and the lovely sandy beaches and mainland passenger ferry links.

Available: **NOW** \* Council Tax Band: **A** \* EPC: **C** \* Deposit: **£830**

### ACCOMMODATION:

White UPVC door with frosted pane, leading to entrance and stairs to the first floor. To the right of the front door there is an outside storage cupboard. Communal outside space to sit and watch the world go by.

### KITCHEN/LIVING ROOM: 4.52m x 4.24m (14'10 x 13'11)

Open plan room with neutral decor and large double glazed window. White venetian blind. Radiator. The kitchen area comprising wood effect units cupboards with worktop and tiled splashback. Inset sink unit. Free standing gas cooker. Space for fridge/freezer and washing machine.

### BEDROOM: 3.48m x 3.53m (11'05 x 11'07)

Large double bedroom with double glazed window to front and white venetian blind. Storage cupboard and airing cupboard housing boiler. Radiator.

### BATHROOM: 1.83m x 1.85m (6 x 6'01)

Fully tiled bathroom with white suite comprising bath with electric shower over and concertina screen; vanity wash hand basin and low level WC. Radiator. Wood effect vinyl.

### PARKING:

Parking space for 1 vehicle plus visitor's parking space.

### TENANTS' PERMITTED FEES:

**LETTING FEES** in accordance with the Tenant Fees Act 2019 (inclusive of VAT)

As well as paying the rent, tenants 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)

Any changes to the tenancy agreement at tenants request, to include adding pet: £50 per change; Key replacement if lost

Tenant's request for the early termination: Should the tenant wish to leave their contract early, 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; communications (telephone and broadband); Council Tax

