



£795 PCM

FLAT 2, MOUNTAIN ASH BINSTEAD HILL, BINSTEAD, RYDE, PO33



Seafields

A CONVENIENT, SMART APARTMENT

COMING SOON! A smart unfurnished first floor apartment set within a stylish small development just off the top of Binstead Hill. The property offers a lovely living room with feature window, modern fitted kitchen/breakfast room, 2 BEDROOMS (one double; one single) and white bathroom suite. Benefits include a balcony with sea views, gas central heating, double glazing and allocated parking. Please call 01983 812266 to register your interest.

Available: JULY * Deposit: £915 * Council Tax: B * EPC: B

ACCOMMODATION:

Communal entrance hall with stairs to first floor. Private door to No. 2:

HALLWAY:

Carpeted hall with radiators and doors to:

LIVING/DINING ROOM: 5.08m x 3.81m (16'8 x 12'6)

Lovely bright carpeted room with apex window and French doors to front and leading to Balcony offering some sea views. Radiators x 2. Recessed lighting.

KITCHEN: 3.38m x 3.35m (11'1 x 11'0)

Modern kitchen with matching cupboard and drawer units and space for washing machine and fridge. Gas hob and electric oven. Tiled splash backs. Radiator. Recessed down lighters. Laminate flooring.

BEDROOM 1: 4.09m x 2.67m (13'5 x 8'9)

Double bedroom with double glazed window. Radiator.

BEDROOM 2: 2.90m x 2.06m (9'6 x 6'9)

Single bedroom with double glazed window and radiator.

BATHROOM: 2.36m x 1.70m (7'9 x 5'7)

Modern white bathroom suite comprising panelled bath with shower over and folding screen; wash basin and w.c. Heated towel rail. Laminate flooring. Double glazed window.

OUTSIDE:

As well as the private balcony, there is an allocated parking space to the rear of the property.

FURNISHINGS:

Unfurnished

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.

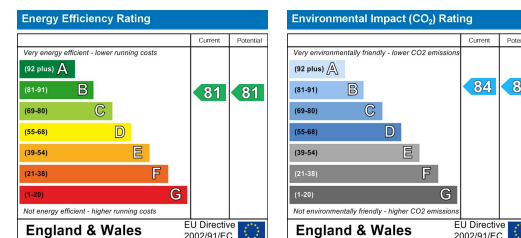
BEFORE the tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1)

Deposit: Equivalent to 5 weeks' rent.

DURING the tenancy (Payable to AGENT): Any changes to the tenancy agreement at tenant's request, to include adding pet: £50 per change; Key replacement if lost.

(Payable to PROVIDER) if applicable: Utilities - gas, electricity, water; Telephone and broadband; Installation of cable/satellite; TV Licence; Council Tax. Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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. These costs will be no more than the maximum amount of rent outstanding on the tenancy.



Tel: 01983 812266

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