



£950 PCM

5 SOMERVILLE, EAST HILL ROAD, RYDE, PO33 1LU



## LOVELY FIRST FLOOR APARTMENT - AVAILABLE NOW

Located moments from the sea front, beaches and close to amenities, this attractive **FIRST FLOOR APARTMENT** offers spacious and bright living included fitted kitchen and a large sitting room. There are 3 **BEDROOMS** (double and 2 good size single rooms) - plus a family bathroom Benefits include gas central heating, double glazing plus off-street **PARKING SPACE**. The property has been **NEWLY DECORATED** and **CARPETED THROUGHOUT**

**Council Tax Band: A. EPC: C. Furnishings: Unfurnished. Deposit: £1095**

### ENTRANCE:

Solid entrance door into communal hallway, stairs to first floor and private door into Apartment 5.

### PRIVATE HALLWAY:

Carpeted hall, with security entry phone. Coat hooks, radiator and telephone point.

### SITTING ROOM: 4.83m x 4.19m (max) (15'10 x 13'09 (max))

Bright reception room with large bay and original sash windows x 3. Feature fire place, radiator and Television point.

### KITCHEN: 2.46m x 2.74m (8'01 x 9'0)

Modern fitted kitchen comprising range of cupboards and drawer units with work surfaces incorporating inset 1.5 kitchen sink. Integrated appliances to include fridge and freezer, gas hob, electric oven with extractor fan. Space and plumbing for washing machine. Vaillant gas boiler. Radiator. Window.

### BEDROOM 1: 4.78m x 2.74m (15'08 x 9'0)

Carpeted double bedroom with with windows to front and side aspect. Radiator.

### BEDROOM 2: 2.24m x 2.97m (7'04 x 9'09)

Carpeted bedroom with window over looking communal garden. Radiator.

### BEDROOM 3: 2.29m x 2.64m (7'06 x 8'08)

Carpeted single bedroom with window over looking the garden,

### BATHROOM: 2.69m x 1.65m (8'10 x 5'05)

Modern white suite comprising bath with shower over and shower screen. Pedestal wash basin and low level W.C. Mirrored cabinet above basin. Radiator. Frosted window to rear.

### PARKING:

An allocated parking space to front of property.

### COMMUNAL GARDEN:

Large communal garden to the rear.

### 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 pay landlord's costs for re-letting property as well as rent due under the tenancy until the start date of the replacement tenancy.

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

Utilities: gas, electricity, water; telephone and broadband; Council Tax.

