



£875 Per Month
38A SPENCER ROAD, RYDE, PO33 3AD



IDEALLY POSITIONED APARTMENT CLOSE TO TOWN AND BEACH!
A wonderfully bright and spacious basement apartment within the sought after area of **SPENCER ROAD** offering a modern way of living. The accommodation comprises a large sitting room, a separate stylish kitchen with oven and hob - plus 2 **DOUBLE BEDROOMS** and modern shower room. Benefits include a **COURTYARD** garden and there is on-street parking. Just a short stroll away from the heart of town, beaches and Island/mainland passenger ferry links, this home offers great convenience.

Available Now * Deposit: £1005 * Council Tax: B * EPC: C

ACCOMMODATION:

Gated courtyard with stairs leading to the front door of this fabulous basement flat.

HALLWAY:

Newly decorated hallway with stairs down from the front door leading to:

SITTING ROOM: 4.75m x 3.81m (15'07 x 12'06)

Spacious sitting room with window to the front overlooking tiered flower beds. Newly decorated with feature shelving, carpet and radiator.

KITCHEN: 4.57m x 1.93m (15'00 x 6'04)

Smart modern kitchen comprising range of co-ordinating cupboard and drawer units with contrasting work surfaces and breakfast bar. Inset sink unit with mixer tap. Gas hob, electric oven , and space for a washing machine and fridge/freezer. Window to the rear of the property.

BEDROOM 1: 4.45m x 3.25m (14'07 x 10'08)

Newly decorated with window to the front, carpet and radiator.

BEDROOM 2: 4.42m x 2.59m (14'06 x 8'06)

Newly decorated with window to the rear of the property, feature shelving, carpet and radiator.

COURTYARD:

Small courtyard area with enclosed bin store and raised flower bed.

PERMITTED TENANT FEES:

In accordance with 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 Key replacement if lost. Tenant's request for the early termination of the tenancy agreement: 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; Installation of satellite; Television licence; Council Tax

SHOWER ROOM: 3.18m x 1.50m (10'05 x 4'11)

Modern shower room with tiled floor, large shower cubicle with rainfall shower, w.c., basin, mirror and towel rail.

