



£850 PCM
9, PARK HOUSE WEST HILL ROAD, RYDE, PO33 1LW



**** FURNISHED PROPERTY****

A charming apartment located within walking distance of the town amenities, beaches and Island/mainland transport links. This 2-3 BEDROOM apartment is located on the GROUND FLOOR and offers a superbly proportioned, open plan 24ft kitchen/living room, double bedroom plus 2 single bedrooms (one being an ideal study), plus bathroom with claw foot bath and separate w.c. Benefits include gas central heating, communal LAWNED GARDENS and available PARKING. NOTE: No pets are permitted due to the lease of the building.

Available: 1st October for 6 - 12 months * Deposit: £980 * Council Tax Band: A * EPC rating: C

ACCOMMODATION:

Private entrance into No. 9:

ENTRANCE HALL:

Carpeted hall. High level meter cupboard. Radiator. Doors to Bedrooms 1 and Study/occasional bedroom (3). Door to:

OPEN PLAN KITCHEN/LIVING ROOM: 7.32m/0.30m x 3.91m (24/1 x 12'10)

A lovely carpeted room with attractive double glazed bay window over-looking garden. Feature fireplace with painted wood mantelpiece. Radiator. Doors to Bedroom 2 and Bathroom. Opening to Kitchen.

The kitchen area comprises a range of white fronted cupboard and drawer units with contrasting work surfaces. Inset sink unit. Integrated electric oven with 4 ring electric hob. Free standing washing machine, dishwasher and fridge/freezer. Laminate wood effect flooring. Attractive internal window offering additional natural light to Bedroom 3.

BEDROOM 1: 3.05m x 3.00m (10'0 x 9'10)

Double bedroom with double glazed window to side. Radiator. Carpeted flooring.

BEDROOM 2 : 1.80m max (narrowing to 1.55m) x 3.05m' (5'11 max (narrowing to 5'01) x 10'')

Single room with window to front. Radiator. Internal window offering borrowed light to the Kitchen. Carpeted flooring.

BEDROOM 3/STUDY 2.74m x 1.83m (9'0 x 6'0)

Bright single room with double glazed window to side. Radiator. Carpeted flooring.

BATHROOM: 1.91m x 1.75m (6'3 x 5'9)

White suite comprising a free standing claw foot bath with mixer shower over, and pedestal wash hand basin with arched mirror above. Tiled walls and flooring. Obscured double glazed window to side.

SEPARATE W.C.: 1.91m x 0.79m (6'3 x 2'7)

Comprising white low level w.c. Sash window to side. Tiled flooring. Door to:

GARDEN and PARKING:

There is a communal garden, mainly laid to lawn with hedged surround, at the rear of the property. Available parking.

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.

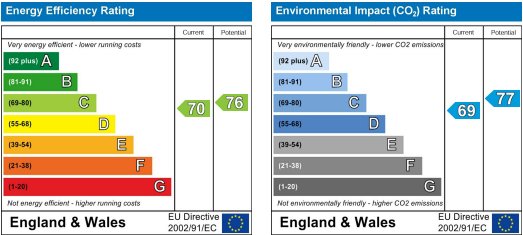
Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1). Deposit: Equivalent to 5 weeks' rent (as above)

Any changes to the tenancy agreement at tenants request,

Tenant's request for the early termination of the tenancy agreement: Should the tenant wish to leave their contract early, they 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



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