



£775 PCM

9 ARABIAN LODGE CASTLE ST, RYDE, ISLE OF WIGHT, PO33 2EE



A WONDERFUL SEA FRONT SETTING!

Within this most convenient coastal setting in the popular residence of Arabian Lodge, this TOP FLOOR apartment is moments from the wonderful sandy beaches, Island and mainland transport links, eateries and bars plus the shopping centre. The spacious and bright accommodation includes a spacious open-plan Kitchen/Sitting/Dining Room, with further accommodation comprising 1 DOUBLE BEDROOM and a modern bathroom. Benefits include electric radiators, double glazing and an ALLOCATED PARKING space.

Available: Now * Deposit: £890 * Council Tax: A * EPC: E

ACCOMMODATION:

Front door into communal entrance hall. Stairs up to top floor. Private door to Flat 9:

OPEN PLAN SITTING/DINING/KITCHEN 4.98m x 4.34m (16'04 x 14'03)

Large open plan living area with window to front offering stunning sea views. Wood flooring and electric fitted radiator.

KITCHEN:

Modern kitchen comprising range of wood fronted cupboard and drawer units with black worktops. Appliances including fridge/freezer, dishwasher, washing machine, electric oven and hob with extractor fan over. Spotlights. Window to side.

BEDROOM: 3.00m x 3.35m (9'10 x 11)

Spacious double bedroom with window to rear. Wood flooring. Fitted electric radiator.

BATHROOM: 3.18m x 1.47m (10'05 x 4'10)

Fully tiled room comprising white bathroom suite of bath with electric shower over; wash hand basin and low level w.c. Cupboard housing hot water tank. Further cupboard with shelving. Window to side.

PARKING:

One allocated parking space

TENANT PERMITTED FEES:

Lettings 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)

During the tenancy (payable to the Agent): Changes to tenancy agreement at tenants' request, £50 per change; Cost of replacing any lost key(s)/security device(s). If the loss results in locks needing to be changed, the costs of locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT)

Tenant's request for early termination of 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. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

During the tenancy (payable to the provider) if permitted and applicable including: Utilities: electricity, gas, water.

Council tax.

Other permitted payments: Any other permitted payments, not included above, under the relevant legislation including contractual damages.

