



£725 PCM

32 BRIGSTOCKE TERRACE, RYDE, ISLE OF WIGHT, PO33 2PD



Seafields



FABULOUS SEA VIEWS.

WITHIN SOUGHT AFTER BRIGSTOCKE TERRACE.

A lovely bright and spacious top floor apartment offering fabulous SEA VIEWS. The accommodation comprises lovely large L-shaped Sitting/Dining room (extending to 21ft), a stylish separate kitchen including white goods, DOUBLE BEDROOM with built in wardrobes, and modern Bathroom with shower over bath. Benefits include a shared southerly GARDEN and a resident's PARKING PERMIT. Just a short stroll away from the heart of town, beaches and mainland passenger ferry links. Ideal location for commuters.

Available: NOW \* Deposit: £835 \* Council Tax Band: B \* EPC Rating: C

ACCOMMODATION

Communal Entrance with stairs to top floor.

**SITTING/DINING ROOM:** 6.40m max x 5.18m max (21'0 max x 17'0 max)

Spacious L-shaped Sitting/Dining room with 2 windows to the front with spectacular views across the Solent and beyond. Brand New wall mounted high heat retention electric heaters.

**KITCHEN:** 3.35m x 2.24m approx (11' x 7'4 approx)

Comprising range of wall and base units with contrasting work surfaces, inset sink unit with mixer tap and appliances including Electric oven with electric hob. Window with sea views.

**DOUBLE BEDROOM:** 3.94m x 2.97m approx (12'11 x 9'9 approx)

Double bedroom with window to rear over looking communal garden. Brand new electric wall mounted heater.

**BATHROOM:** 2.31m x 2.74m,2.74m max (7'7 x 9,9 max)

Modern suite comprising bath with electric shower over, low level w/c and sink unit.

COMMUNAL GARDEN:

South facing residents' garden with seating area.

PARKING:

Resident's parking permit for one car.

TENANT 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: £50 per change; Key replacement if lost

Tenant's request for the early termination of the tenancy agreement:

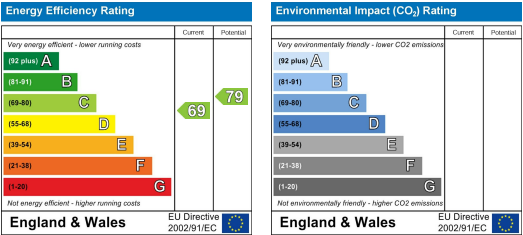
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy.

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

Utilities - gas, electricity, water; - Communications - telephone and broadband; Installation of

cable/satellite: Television licence: Council Tax



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