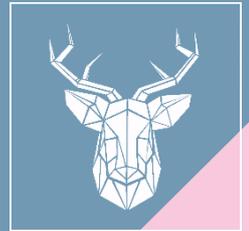




## Cavalier Quay

East Cowes

Monthly Rental Of £1,025



BEAUTIFULLY PRESENTED MODERN HOME \* 2 DOUBLE BEDROOMS \* STEPS FROM EAST COWES MARINA \* PARKING \* CONSERVATORY \* GAS CENTRAL HEATING \* UPVC DOUBLE GLAZED \* LONG LET

- 2 BEDROOM HOUSE - SEA VIEWS
- MARINA LOCATION
- EPC - C / COUNCIL TAX - B
- PARKING
- LONG LET - UNFURNISHED
- DEPOSIT £1180



## 2 Bedroom Terraced House

**Lounge/Diner** 13' 11" x 13' 1" (4.23m x 4.0m) max  
A dual purpose reception - with views across east Cowes Marina. Laminate flooring and under stairs cupboard.

**Kitchen** 13' 9" x 7' 10" (4.2m x 2.4m)  
A rear aspect kitchen with a series of floor and wall mounted storage units. Integrated cooker and hob. - \*Washing machine and \*Dishwasher, \*Fridge/freezer and \*Wine fridge are supplied. Doors out to....

**Conservatory** 10' 6" x 9' 10" (3.2m x 3.0m)  
A fantastic extra reception space. Glazed roof and doors out the rear garden.

### First Floor

**Bedroom 1** 11' 2" x 10' 6" (3.4m x 3.2m)  
A front aspect double bedroom with Juliette balcony with views of the sea. Over the stairs cupboard. Built in wardrobe.

**Bedroom 2** 9' 10" x 7' 10" (3.0m x 2.4m)  
A rear aspect bedroom with built in wardrobe.

**Bathroom**  
Fitted with a white suite to include bath with shower over, w/c and basin. Heated towel rail.

**Outside**  
The property has a single off street allocated parking space. Small lawn to the front and rear courtyard with access along the terrace. Timber shed for storage.

### PLEASE READ

Prospective tenants are required to have a combined income of at least 2.5x the rent to pass affordability checks. If tenant income does not meet this threshold and/or they have poor credit history they may be required to provide a Guarantor. Guarantors are required to have an income of at least 3x the rent to pass affordability checks, plus no negative credit history. Based on the advertised rent of: £1000pcm, the income thresholds are: Tenant(s): £30,000 per year or Guarantor: £36,000 per year We do not discriminate on where income comes from - earnings, benefits, pensions, investments etc are all treated equally.

### \*Good will Appliances

Any appliances marked with \* indicates they are provided on a goodwill basis and do not form part of the property for the purpose of the tenancy. The tenant has the full benefit of their use, should they break beyond economical repair the tenant may remove and replace with their own, which they take with them at the end of the tenancy.



GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (64.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the date.

Like it? Apply Here:



Don't have a QR Code reader?  
How 2019 are you!

Go to: [Lancasters.org](http://Lancasters.org)  
Select the 'Links' tab  
Press: 'Tenant Application Form'

Isle of Wight 01983 209020  
Osborne Court | The Parade | Cowes | Isle of Wight | PO31 7QS

We need one form completed for EACH adult  
Thank you