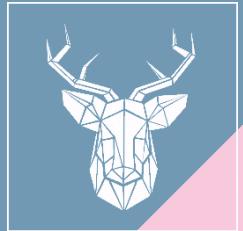




## Waterside Close

East Cowes  
£875pcm



A modern purpose built, first floor apartment. Available on a LONG LET - UNFURNISHED. 2 BEDROOMS and 2 BATHROOMS. Located on the new development at East Cowes, within a quiet cul de sac. River views and across to Cowes.

- 2 Bedroom Apartment
- Unfurnished
- First Floor - NO PETS
- Long Let
- EPC- C
- Council Tax B



## 2 Bedroom First Floor Apartment

Lounge/Diner 17' 3" x 13' 11" (5.27m x 4.25m)

Large open plan Lounge/Diner - With Juliette balcony.

Kitchen 10' 5" x 6' 7" (3.18m x 2.0m)

Open plan to the lounge. With breakfast bar, storage units, integrated gas hob and electric oven. Washing machine and fridge/freezer.

Bedroom 1 13' 1" x 8' 9" (4.00m x 2.67m)

Double bedroom - built cupboard and en-suite.

En-Suite

Shower cubicle, w/c and basin.

Bedroom 2 9' 10" x 8' 9" (3.0m x 2.66m)

Double rear aspect double bedroom.

Bathroom

Family bathroom - with panelled bath, w/c and basin.

Parking

On street parking, not private/allocated.

### 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: £875pcm, the income thresholds are:

Tenant(s): £26,250 per year

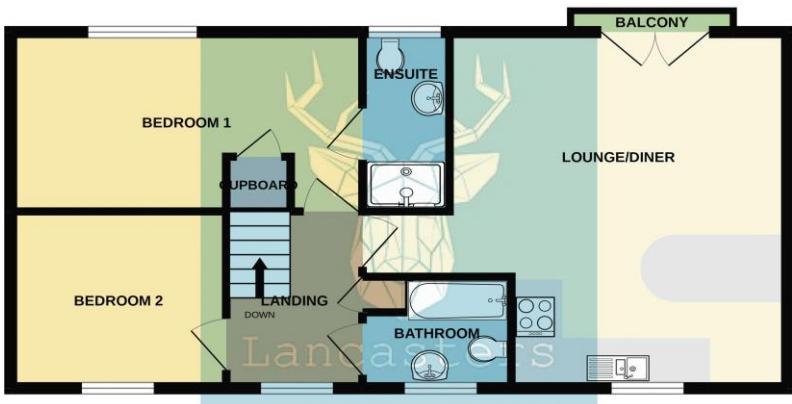
or

Guarantor: £31,500 per year

We do not discriminate on where income comes from - earnings, benefits, pensions, investments etc are all treated equally.



FIRST FLOOR



Whilst every effort 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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floor plan is not to scale. The property has not been tested and no guarantee as to their operability or efficiency can be given.  
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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