



£725 PCM

2A, APPLEY RISE HOUSE APPLEY RISE, RYDE, PO33 1LF



FIRST FLOOR FLAT IN SOUGHT AFTER APPELEY RISE LOCATION!

A very well proportioned 1 BEDROOM apartment convenient for town amenities, the sea front, lovely beaches and Island/mainland transport links. Communal entrance leads to stairs to first floor, with private door to No. 2A. The property comprises a hallway leading to bright and airy sitting room with a window to front and new electric heating. There is also a separate, newly fitted kitchen plus bathroom. Benefits include new carpets and decoration throughout, communal garden and an off-street PARKING available.

Available Now * Council Tax: A * EPC Rating: E * Deposit: £835 * Parking Available

ENTRANCE:

Front door leading to communal hallway and stairs to first floor. Private door to Flat 2a.

HALLWAY:

Newly decorated and carpeted hallway, with new electric heater. Doors to bedroom and sitting room.

BEDROOM: 3.63m x 2.95m (11'11 x 9'08)

Double bedroom with window to the front. Newly carpeted and decorated. New Electric heater and built in cupboard/wardrobe

SITTING ROOM: 4.93m x 2.54m (16'02 x 8'4)

Spacious and bright room, with window to front. Newly carpeted and decorated, new electric heater. Wight Fibre and BT Openreach installations. TV Aerial. Obscure glazed panel and door leading to:

KITCHEN: 3.30m x 2.49m (10'10 x 8'2)

Newly fitted kitchen with a range of wall mounted and drawer units. Wood effect work surface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Integrated electric cooker and 4 ring hob. New black and white checked vinyl. Space for fridge/freezer. Arch Window to side aspect with far reaching sea views.

INNER HALLWAY:

Door from living room into internal hallway. Airing cupboard housing the water cylinder and plumbing for the washing machine. Door to:

BATHROOM: 2.29m x 1.40m (7'6 x 4'7)

New White Bathroom suite comprising a bath with shower over, shower screen. Wash hand basin, with mirror above and low level W.C. Heated towel rail. New black and white check vinyl.

GARDEN:

Communal lawned garden to rear.

TENANTS' 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

Utilities - gas, electricity, water; - Communications - telephone and broadband; Installation of cable/satellite; Television licence; Council Tax

