



£825 PCM

8 APPLEY RISE HOUSE, APPLEY RISE, RYDE, PO33 1LF



CHARMING APARTMENT IN TRANQUIL SETTING!
Within minutes of the Canoe Lake, wonderful beaches, town amenities and transport links both locally and to the mainland, this charming freshly decorated and re-carpeted **FIRST FLOOR** home offers a bright and airy sitting room, large newly installed kitchen, **3 BEDROOMS** (1 double & 2 singles) plus a bathroom. Benefits include private entrance door and stairs, gas central heating, communal lawned **GARDENS** and off road **PARKING**.

Available: Now * Council Tax Band: A * EPC Rating: E * Deposit: £950

ACCOMMODATION:
A newly renovated first floor apartment with 3 bedrooms

ENTRANCE:
Private entrance door and stairs leading to the first floor.

HALLWAY:
Doors to Kitchen and Bedrooms 2 and 3. Newly carpeted

SITTING ROOM: 4.32m x 2.82m (14'2 x 9'3)
Well proportioned room with window over-looking gardens. Television point, Radiators x 2. Newly carpeted

KITCHEN/DINER: 4.17m x 3.10m (13'8 x 10'2)
Newly fitted kitchen comprising a range of contemporary olive green cupboard and drawer units with contrasting worktop and chrome inset sink and tap unit. Integrated electric oven, hob and overhead extractor fan, with space for washing machine and fridge/freezer. Large storage cupboard and separate cupboard housing Glow Worm boiler. New black/white chequered vinyl flooring. . Radiator. Window to front.

INNER LOBBY:
Doors to Bedroom 1 and Bathroom.

BEDROOM 1: 4.34m x 2.64m (14'3 x 8'8)
Newly carpeted double bedroom with window to front. Radiator.

BEDROOM 2: 3.15m x 2.49m (10'4 x 8'2)
Newly carpeted L-shaped single bedroom with window to front. Radiator.

BEDROOM 3/STUDY: 3.15m x 1.75m (10'4 x 5'9)
Another newly carpeted single bedroom with window to front. Radiator.

BATHROOM: 2.97m x 1.32m (9'9 x 4'4)
Suite comprising bath, wash basin and w.c. Radiator. Sky light and side windows offering natural light. Black/white chequered vinyl flooring.

GARDEN:
Large communal lawned garden.

PARKING:
Off road parking for 1 vehicle.

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
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

