



£725 PCM  
3A OAKMOUNT, 44 WEST HILL ROAD, RYDE, PO33 1LN

 **Seafields**

## UPPER GROUND FLOOR FLAT WITH SEA/TOWN VIEWS!

A very well proportioned 1 BEDROOM apartment convenient for town amenities, the sea front, lovely beaches and Island/mainland transport links. External steps lead to the communal hallway with private door to No. 3A. The property comprises a hallway leading to superbly proportioned carpeted sitting/dining room offering high ceilings with cornicing, sash bay windows to front (offering lovely SOLENT and TOWN VIEWS), radiator and attractive feature fireplace. There is also a separate galley kitchen plus bathroom. Benefits include GAS CENTRAL HEATING, plus communal GARDENS and an off-street PARKING SPACE.

Available: 18th February \* Deposit: £835 \* Council Tax: A \* EPC Rating: B

### ACCOMMODATION:

External steps leading to entrance door to communal entrance (with wall mounted individual flat post boxes). Door to Communal Hallway with private door to Flat 3a:

### HALLWAY:

Carpeted hallway with radiator. Recessed lighting. Doors to:

### KITCHEN: 4.57m x 1.83m (15'0 x 6'0)

Separate kitchen comprising cupboard and drawer units with work surfaces incorporating inset sink unit. Free standing appliances to include washing machine and cooker. Space for fridge. Wall mounted gas boiler. Sash window to side with sea glimpse. Electric meter cupboard.



### SITTING ROOM: 5.18m into bay x 4.57m (17'0 into bay x 15'0)

Attractive well proportioned room with high ceiling and bay with 2 large sash windows to front (with working shutters) offering a lovely outlook across the roof tops of Ryde and also towards the Solent. Radiator. Feature fireplace with marble surround. Wall lights.



### BEDROOM: 3.35m x 3.35m (11'0 x 11'0)

Sash window to front offering more sea views. Carpet to floor. Radiator.

### BATHROOM:

Suite comprising bath, with shower over w.c. and wash basin. Extractor. Recessed down lighters. Radiator.

### OUTSIDE:

Communal grounds including parking space.

### TENANTS' PERMITTED FEES & COSTS:

LETTING FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT)

As well as paying the rent, you may also be required to make the following permitted payments.

Before 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)

Changes to tenancy agreement at tenant's request, is £50 per change; Key replacement if lost etc.

Tenant's request for the early termination of tenancy agreement: liable to pay landlord's costs in re-letting the property as well as all rent until start of the replacement tenancy. During the tenancy (payable to providers) if permitted and applicable: gas, electricity, water, telephone/broadband; TV licence; Council Tax

