





£850 PCM

GROUND FLOOR FLAT 94A WEST STREET, RYDE, PO33 2NX

Seafields

FURNISHED of UNFRUNISHED GROUND FLOOR APARTMENT IN CENTRAL LOCATION!
Ideally located in the heart of Ryde, this well presented ground floor apartment is within easy walking distance of the town centre, mainland transport links and beaches. Offered furnished as seen, or unfurnished the property provides comfortable and versatile accommodation comprising a spacious sitting room, a modern fitted kitchen with appliances, a double bedroom, and a separate home office/dressing room, ideal for those working from home. The bathroom is fitted with a shower over the bath, while further benefits include gas central heating and part double glazing. Outside, the property enjoys a private rear garden as well as access to attractive communal front gardens, creating a rare blend of convenience and outdoor space in such a central location. (Note: Off street parking for one car by separate negotiation)
AVAILABLE: Now * DEPOSIT: £980 * COUNCIL TAX BAND: A * EPC Rating: D





ACCOMMODATION:
Front door into communal entrance hall. Private door to Ground Floor Flat entering to:

SITTING ROOM: 3.43m x 3.51m (11'03 x 11'06)
A carpeted space with large window overlooking front gardens. Ceiling light. Radiator.

KITCHEN: 3.02m x 2.82m (9'11 x 9'03)
A modern fitted kitchen with tiled flooring, modern cabinetry and contrasting worktops. Appliances include gas hob, oven, extractor, fridge/freezer, washing machine and tumble drier. Worcester gas boiler. Double glazed window to rear with fitted roller blind. Recessed downlighters. Radiator.

BEDROOM 1: 3.02m x 2.97m (9'11 x 9'09)
A carpeted double bedroom with double glazed window to rear with fitted roller blind and curtains. Ceiling light. Radiator.

OFFICE/DRESSING ROOM: 3.53m x 2.34m (11'7 x 7'08)
A further carpeted space, ideal as a home office or dressing room. Large window to front aspect with fitted roller blind and curtains. Coat hooks. Ceiling light. Radiator.

BATHROOM: 1.78m x 1.50m (5'10 x 4'11)
A modern suite comprising bath with electric shower over, wash hand basin with mirrored vanity cabinet and w.c. Obscured double glazed window to rear. Patterned floor tiles. Half tiling to wall. Heated towel rail. Ceiling light.

PRIVATE GARDEN:
To the rear, a private enclosed garden can be accessed via the side of the apartment, offering a low maintenance paved space ideal for relaxing and outdoor dining, with the added benefit of gated rear access.

COMMUNAL GARDENS:
Positioned at the front of the property, the enclosed garden takes full advantage of the delightful sea views, featuring a well maintained lawn bordered by established mature shrubs.

NOTE:
The property can be let furnished as seen, or unfurnished..
Off street parking for one car by separate negotiation.

TENANT 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)
CHANGES to the tenancy agreement at tenant's request: £50 per change; Key replacement if lost
BILLS: Gas, electricity, water, telephone, broadband, TV licence, Council Tax



