



£775 PCM

9 ARABIAN LODGE CASTLE ST, RYDE, ISLE OF WIGHT, PO33 2EE



A WONDERFUL SEA FRONT SETTING!

Within this most convenient coastal setting in the popular residence of Arabian Lodge, this TOP FLOOR apartment is moments from the wonderful sandy beaches, Island and mainland transport links, eateries and bars plus the shopping centre. The spacious and bright accommodation includes a spacious open-plan Kitchen/Sitting/Dining Room, with further accommodation comprising 1 DOUBLE BEDROOM and a modern bathroom. Benefits include electric radiators, double glazing and an ALLOCATED PARKING space.

Available: Now * Deposit: £890 * Council Tax: A * EPC: E

ACCOMMODATION:

Front door into communal entrance hall. Stairs up to top floor. Private door to Flat 9:

OPEN PLAN SITTING/DINING/KITCHEN 4.98m x 4.34m (16'04 x 14'03)

Large open plan living area with window to front offering stunning sea views. Wood flooring. Electric radiator.

KITCHEN:

Modern kitchen comprising range of wood fronted cupboard and drawer units with black worktops. Appliances including fridge/freezer, dishwasher, washing machine, electric oven and hob with extractor fan over. Spotlights. Window to side.

BEDROOM: 3.00m x 3.35m (9'10 x 11)

Spacious double bedroom with window to rear. Wood flooring. Electric radiator.

BATHROOM: 3.18m x 1.47m (10'05 x 4'10)

Fully tiled room comprising white bathroom suite of bath with electric shower over; wash hand basin and low level w.c. Cupboard housing hot water tank. Further cupboard with shelving. Window to side.

PARKING:

One allocated parking space

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)

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

