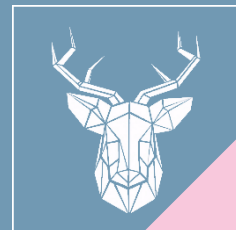




# Solent Shores

Cowes  
Monthly Rental Of £1,200



AVAILABLE NOW - Sought after location with stunning sea views!!! 2 Bedroom groundfloor apartment - UNFURNISHED - LONG LET - PARKING

- AVAILABLE NOW
- UNFURNISHED 2 BEDROOM APARTMENT
- PARKING
- DEPOSIT £1370
- EPC B / COUNCIL TAX F
- SEA VIEWS!!



## 2 Bedroom Ground Floor Apartment

### Entrance

Communal front door with coded or buzzer entry. Lift to all floors.

Lounge/Diner/Kitchen 21' 9" x 17' 3" (6.64m x 5.25m)

A bright multifunctional main reception with bifold doors onto a seaward facing terrace. The kitchen has sleek modern storage units and a stone work top. Integrated appliances - include, fridge/freezer, washing machine, dishwasher, electric hob and cooker.

Bedroom 1 14' 0" x 10' 8" (4.26m x 3.26m)

A rear aspect double bedroom ensuite. wardrobes storage. Full length glazed door onto a private courtyard.

### Ensuite

Complete with full length bath and shower over, w/c and basin.

Bedroom 2 9' 10" x 8' 4" (2.99m x 2.54m)

Second double bedroom - with a rear aspect - built in wardrobes storage.

### Shower Room

A well appointed family shower room - double width shower cubicle, w/c and basin - heated towel rail.

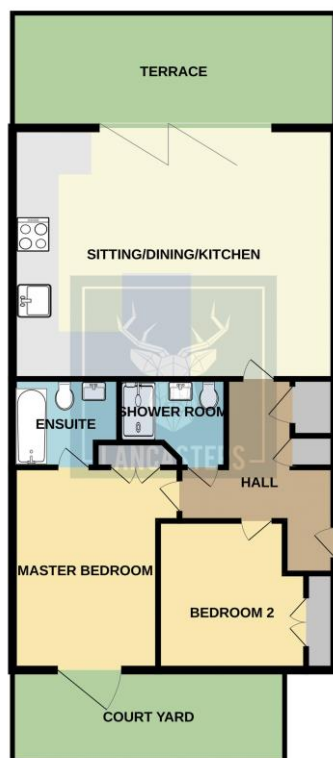
### Outside

The property has a private terrace front and rear. Allocated single off street parking space. Use of the communal gardens.

### PLEASE READ

Prospective tenants are required to have a combined income of at least 2.5x the rent to pass affordability checks. If tenant income does not meet this threshold and/or they have poor credit history they may be required to provide a Guarantor. Guarantors are required to have an income of at least 3x the rent to pass affordability checks, plus no negative credit history. Based on the advertised rent of: £1200pcm, the income thresholds are: Tenant(s): £36,000 per year or Guarantor: £43,200 per year. We do not discriminate on where income comes from - earnings, benefits, pensions, investments etc are all treated equally.

GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2020



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Go to: [Lancasters.org](https://www.lancasters.org)  
Select the 'Links' tab  
Press: 'Tenant Application Form'

Isle of Wight 01983 209020  
Osborne Court | The Parade | Cowes | Isle of Wight | PO31 7QS

We need one form completed for EACH adult  
Thank you

These particulars do not form part of any contract. The agent has not undertaken any form of survey on the property or checked any services.  
If you decide to proceed we advise you undertake your own enquiries via suitably qualified professionals.