



157

High Street, Ryde, PO33 2HT

TO LET

£625 Per Calendar
Month



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RENT REDUCED - 1 BED SECOND FLOOR FLAT. TOWN CENTRE LOCATION.
UNFURNISHED. AVAILABLE NOW.

THE PROPERTY

A one bedroom second floor apartment located within the town centre, enjoying access to convenience stores, super markets, bars, restaurants and takeaways and mainland passenger ferry links to the mainland.

The accommodation comprises;

Stairs to first floor communal patio terrace.
Entrance door to building and stairs to second floor.
Flat entrance door leading to entrance hall.
Lounge, open plan kitchen.
Bathroom with shower over bath
Double bedroom

Heating - night storage
Unfurnished
Available now - long term

Services

Mains water, sewage and electricity.

EPC

Rating E50

Local authority

The Isle of Wight Council is the local authority.

Deposits

Holding deposit payable is £140.00 based on the total rent payable of £625pcm. Subject to contract the sum of the holding deposit will be deducted from the first months rent payable. The tenancy deposit payable, should you not have opted for the deposit alternative scheme will be £720.00 based on the total rent payable of £625.00pcm.

Pets

Pets may be considered and if agreed will be subject to additional rent of £25pcm per pet.





IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
- 3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property
- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Isle of Wight

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