



5A RIVIERA PARK

Shore Road, Bonchurch, Ventnor, Isle, PO38 1RH

TO LET

£900 Per Calendar
Month



5A Riviera Park

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!! NO DEPOSIT OPTION AVAILABLE !! - NEW INSTRUCTION - 2 DOUBLE BEDROOMS, SOUTH FACING GARDEN, CONTEMPORARY KITCHEN, INTEGRATED OVEN, HOB, FRIDGE/FREEZER. WATER BILL INCLUDED IN RENT, UNFURNISHED, AVAILABLE 24 APRIL 26.

THE PROPERTY

Nestled in the charming area of Bonchurch, Ventnor, this delightful ground floor, garden flat located on sought after Shore Road, offers a perfect blend of comfort and convenience. Recently converted and refurbished, the property boasts a modern design while maintaining a warm and inviting atmosphere.

The apartment features a spacious reception room, open plan incorporating a dining area and contemporary kitchen with integrated oven, hob and fridge freezer, ideal for both relaxation and entertaining guests. With two well-appointed bedrooms, there is ample space ideally suiting a couple, single person, or a small family and perfect for those seeking a peaceful retreat. T

The location is particularly appealing, as Bonchurch is known for its picturesque surroundings and close-knit community. Residents can enjoy the nearby coastal walks and the stunning views that the area has to offer. Additionally, the vibrant town of Ventnor is just a short distance away, providing a variety of shops, restaurants, and local amenities.

The accommodation comprises;
Entrance via a private, south facing courtyard
Double doors lead to an open place, lounge, dining area and kitchen with oven, hob and fridge/freezer.
Master double bedroom
Very well appointed shower room
Second double bedroom

Ensuite WC

Heating - electric 'eco' radiators

Pets - landlord discretion.

Parking - a space is provided.

Outside - south-facing courtyard.

This apartment presents an excellent opportunity for anyone looking to embrace a tranquil lifestyle by the sea, whether as a permanent residence or a weekend rented retreat. With its desirable features and prime location, this property is not to be missed.

Services

Mains electricity, water and sewage. Electricity and Council tax are exclusive of the rent. Water and sewage included within the rent.

EPC

Rating is 55D

Local authority

Isle of Wight Council - Council tax band A

Deposits

Holding deposit payable is £205 based on the advertised rent of £900pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £1038 based on the advertised rent of £900pcm., unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying a cash deposit of £1038, the applicant would pay a fee to Reposit equal to one weeks rent of £207.69 and then £30 per year thereafter - ask for details.





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		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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