



Marsh Road
Cowes
Monthly Rental Of £1,250



Lancasters

A beautiful beachside retreat - LONG LET - Un-FURNISHED - 1 BED - and AMAZING sea views!!!



1 Bedroom Semi Detached House

Entrance

The property is elevated from the road - a short flight of stairs opens onto a south facing decked area. With undercroft storage.

Bedroom 11' 2" x 8' 8" (3.4m x 2.65m)

A large master bedroom with vaulted ceiling and window with a southerly aspect.

Lobby

Situated in the middle of the property -complete with washing machine.

Bathroom

A modern bathroom suite with panelled bath and shower over, w/c, basin and towel rail.

Lounge/Diner 15' 5" x 12' 2" (4.7m x 3.72m)

A large multi - use main room, with kitchen area, breakfast bar and spacious reception with seating. Velux style windows and wonderful full width French style doors that open onto a rear deck - Far reaching views across the Solent.

Outside

There are steps a up to the property at the front and rear. Decked private use space and open plan green to the rear which is communal.

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: £1250pcm, the income thresholds are: Tenant(s): £37500 per year or Guarantor: £45000 per year We do not discriminate on where income comes from - earnings, benefits, pensions, investments etc are all treated equally.

N.B

Pictures, video and description are of an identical property in the development - no tenancy will be considered without a having had a physical visit.



TOTAL FLOOR AREA : 339 sq.ft. (31.5 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.
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Tenure:
Council: A
EPC:

These sales particulars do not form part of any contract. The agent has not undertaken any form of survey on the property and has not checked any services. If you decide to purchase this, or any other property, we advise you undertake your own enquiries via your separately appointed solicitor and surveyor.