

7A

York Avenue, East Cowes, PO32 6QY

TO LET

£750 Per Calendar Month

BCM Wilson Hill

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#NEW INSTRUCTION# VERY SPACIOUS 1 BEDROOM, 3 STOREY MAINSONETTE. GAS HEATING, DOUBLE GLAZED, UNFURNISHED, AVAILABLE NOW.

THE PROPERTY

A 1 bedroom 3 storey maisonette located conveniently with the centre of East Cowes, enjoying access to local amenities and mainland ferry links to Southampton.

The property is surprising specious comprising;

Ground floor entrance and hall and stairs to first floor
First floor landing
Large kitchen diner
Bathroom with shower of bath
Large lounge spanning the full width of the property
Stairs to second floor
Large double bedroom covering the footprint of the property.

Heating
Gas central heating
Double glazed

Services

Gas, electricity water, sewage excluded from the rent.

EPC

Rating 48/E

Local authority

Isle of Wight Council - Count Tax band A

Deposits

Holding deposit payable is £170 based on the advertised rent of £750pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £865 based on the advertised rent of £750pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying e a cash deposit of £865 the applicant would pay a fee to Reposit equal to one weeks rent of £173.07 and then £30 per year thereafter - ask for details.

Pets

Pets may be considered at the landlord's discretion.



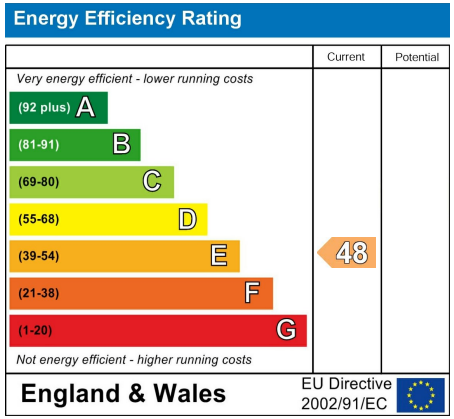












IMPORTANT NOTICE

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

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