



£895 PCM

5 SANDLANDS 35 THE STRAND, RYDE, ISLE OF WIGHT, PO33 1JF



SPACIOUS APARTMENT WITHIN A HANDSOME PERIOD BUILDING!

A superb TOP FLOOR APARTMENT located in an enviable setting moments from the sea front, beaches, mainland ferry links and town amenities!

The property comprises a sitting room, modern fully integrated kitchen/breakfast room, 2 DOUBLE BEDROOMS and luxury bathroom. Benefits include GAS CENTRAL HEATING, neutral decor, a PARKING space to the rear of the building - and is located close to the sea front, town, amenities and mainland ferry links. The property is being offered as UNFURNISHED.

Available: September * Deposit: £1030 * Council Tax Band: B * EPC Rating: D

ENTRANCE:

Communal door to very smart and well maintained communal hall with stairs leading to second floor. Private door to No 5: Carpeted hallway with security entrance telephone. Radiator. Doors to:

SITTING ROOM: 3.99m x 2.67m (13'1 x 8'9)

Cosy reception room with double glazed French doors to rear opening onto a 'Juliet balcony' with roof top/downs views. Telephone/internet and television points. Radiator. Opening to:

KITCHEN/DINER: 3.81m x 3.28m (12'6 x 10'9)

Large spacious and light room with double glazed windows to the rear. Modern kitchen comprising a range of cupboard and drawer units with contrasting work. Inset sink unit. Integrated appliances: 'Bosch' electric oven and hob, washing machine. tumble dryer and fridge/freezer. Wall mounted gas boiler. Vinyl flooring.

BEDROOM 1: 4.06m x 3.81m (into bay) (13'4 x 12'6 (into bay))

Generous double bedroom with deep curved bay with sash windows to the front. Sea glimpses. Built-in wardrobe. Radiator.

BEDROOM 2: 3.86m x 1.83m (12'8 x 6'0)

Second bedroom with sash window to the front offering sea glimpses. Carpeted flooring. Radiator.

BATHROOM: 2.77m x 2.21m max (9'1 x 7'3 max)

White suite comprising 'P' shaped bath with mixer shower; wash hand basin; low level w.c. Tiled surround. Vinyl flooring. Heated towel rail. Built-in storage cupboard. Obscured windows to the side.

PARKING:

Allocated parking for one vehicle - accessed via Simeon Street.

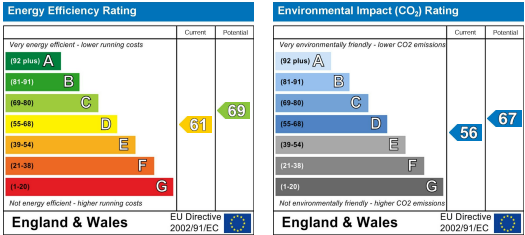
TENANTS PERMITTED FEES:

LETTING FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT)

As well as paying the rent, tenants may also be required to make the following permitted payments. Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1); Deposit: Equivalent to 5 weeks' rent (as above)

Any changes to the tenancy agreement at tenants request, £50 per change; Key replacement if lost, Tenant's request for the early termination of the tenancy agreement:

During the tenancy (payable to the provider) if permitted and applicable: gas, water electrics, television licence. council tax. cable/satellite if relevant.



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