



£750 PCM
TOP FLAT, HAMILTON HOUSE, 7 NELSON PLACE, RYDE, PO33 2ET

 **Seafields**

TOP FLOOR FLAT WITH SEA VIEWS!

A well proportioned 2 BEDROOM apartment convenient for town amenities, the sea front, lovely beaches and Island/mainland transport links. Communal entrance with stairs and private door to 'Top Flat'. The property comprises a hallway leading to well proportioned sitting room offering views of the Solent with archway leading to the kitchen/dining room with appliances. There is also a bathroom (bath with shower over). Of the 2 double bedrooms, the smaller room comprises built in bed and storage. There is the opportunity to acquire a residents' parking permit.

Available: Now * Deposit: £865 * Council Tax: A * EPC Rating: E

ACCOMMODATION:

Communal entrance to hallway with stairs leading to second floor. Private door to 'Top Flat':

HALLWAY:

Hallway with large cupboard ideal for coats, electric heater and parquet flooring. Door to:

SITTING ROOM: 3.38m x 3.66m, 0.30m (11'01 x 12,01)

Well proportioned room with bay window offering sea views. Feature fireplace with electric wood effect stove and shelving either side. Parquet flooring. Archway to kitchen.

KITCHEN: 3.66m, 2.74m x 3.02m (12,09 x 9'11)

Fitted kitchen comprising grey base units with black worktops and inset stainless steel sink. Wooden shelving above. Appliances including fridge/freezer, washing machine and freestanding electric cooker. Spot light fitting. Parquet flooring. Window to front.

BEDROOM 1: 3.35m x 3.35m (11' x 11')

Double bedroom with built in wardrobe space and further cupboards to either side of the chimney breast. Electric heater. Wood flooring. Double glazed window to rear offering sea views.

BEDROOM 2: 2.44m x 2.24m (8' x 7'04)

Small double bedroom with double glazed window to rear offering more sea views. Built in bed frame. Built in wardrobe. Electric heater. Wood flooring.

BATHROOM: 2.36m x 1.35m (7'09 x 4'05)

Suite comprising bath with shower over and screen; wash hand basin and w.c. Skylight window.

PARKING:

There is the opportunity to apply for a residents' parking permit via the Council.

TENANT PERMITTED FEES:

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

As well as paying the rent, you 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)

During the tenancy (payable to the Agent): Changes to tenancy agreement at tenants' request, £50 per change; Cost of replacing any lost key(s)/security device(s). If the loss results in locks needing to be changed, the costs of locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT)

Tenant's request for early termination of tenancy agreement: Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

During the tenancy (payable to the provider) if permitted and applicable including: Utilities: electricity, gas, water. Council tax.

Other permitted payments: Any other permitted payments, not included above, under the relevant legislation including contractual damages.

