



£725 PCM

13B UNION STREET, RYDE, ISLE OF WIGHT, PO33 2DU



OFFERING GREAT CONVENIENT FOR TOWN & SEA FRONT!

Moments from Ryde's shopping centre (yet tucked away), an unfurnished **GROUND FLOOR FLAT** with own private entrance. The property comprises an open plan living room / fitted kitchen (including integral fridge & freezer, gas hob and electric oven plus washing machine), 2 small bedrooms and a large modern bathroom. Benefits include **GAS CENTRAL HEATING, double glazing and outside seating area (shared with the first floor flat).**
Available: Late July * Deposit: £835 * Council Tax: A * EPC Rating: B

ACCOMMODATION:

Side door into:

HALLWAY:

Carpeted entrance hall with doors to:

OPEN-PLAN KITCHEN/LIVING ROOM: 6.02m x 2.74m (19'9 x 9'0)

Well proportioned room with carpeted living area. Radiator. Double glazed window to rear. Open-plan into kitchen area comprising fitted cupboard and drawer units with contrasting work surfaces over incorporating inset sink unit. Integral gas hob with extractor over, electric oven, fridge and washing machine.

BEDROOM 1: 2.97m x 2.18m (9'9 x 7'2)

Small double bedroom with double glazed window to rear. Radiator.

BEDROOM 2: 2.82m x 2.18m (9'3 x 7'2)

Small double bedroom with double glazed window to rear. Radiator.

BATHROOM: 2.18m x 1.75m (7'2 x 5'9)

Modern bathroom comprising white suite of panelled bath, wash hand basin and low level w.c., vinyl flooring. Heated towel rail. Extractor fan.

TENANTS 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. Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s).

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

Seafields Estates Limited is a member of (a) Propertymark Client Money Protection Scheme; (b) The Property Ombudsman

