



£695 PCM

36 AMHERST PLACE, RYDE, ISLE OF WIGHT, PO33 1FF



GROUND FLOOR LIVING ON RYDE OUTSKIRTS

AVAILABLE JANUARY!

An unfurnished GROUND FLOOR apartment located on the outskirts of Ryde town in a modern development off Marlborough Road. A private entrance door leads to sitting room with open plan aspect into modern fitted kitchen. There is an internal lobby with doors to a separate W.C. and the DOUBLE BEDROOM which leads to the ensuite bathroom. Benefits also include double glazing, electric heating and an ALLOCATED PARKING space. Just a short drive/walk from the town centre, beaches, Island and mainland transport links, the property is also within minutes of a local convenience store and the bus route.

Available: 21st January * Deposit: £800 * Council Tax: A * EPC: C

ACCOMMODATION:

Double glazed entrance door into:

SITTING ROOM: 4.14m x 3.81m (13'7 x 12'6)

Carpeted reception room with feature fireplace and wooden surround. Double glazed window to front. Doors to cupboards - one housing hot water tank. Door to Inner Lobby (leading to W.C. and Bedroom). Opening to Kitchen.

KITCHEN: 2.34m x 1.88m (7'8 x 6'2)

Modern fitted kitchen comprising a range of cupboard and drawer units with contrasting work surfaces over. Inset single stainless steel sink and drainer with mixer tap. Tiled splash backs. Integrated electric oven with 4 ring electric hob and extractor hood above. Free standing washing machine and space for a fridge/freezer. Internal window to Sitting Room. Vinyl flooring.

INNER LOBBY:

Doors to Bedroom and separate w.c.

BEDROOM: 3.25m x 2.92m (10'8 x 9'7)

Double bedroom with double glazed window to rear. Electric heater. Carpeted flooring. Door to:

ENSUITE BATHROOM: 1.88m x 1.55m (6'2 x 5'1)

White suite comprising a panelled bath with shower over bath; vanity wash hand basin with mirror above and storage below. Vinyl flooring.

SEPARATE W.C.:

Suite comprising wash hand basin and low level w.c. Heated towel rail.

PARKING:

Allocated parking bay for one car.

PERMITTED TENANTS 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.

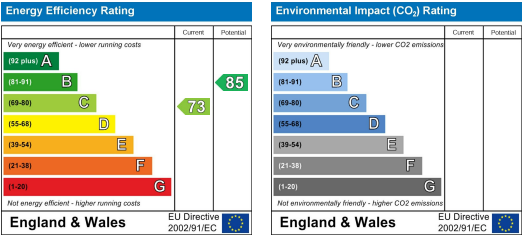
Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1)

Deposit: Equivalent to 5 weeks' rent (as above)

Any changes to the tenancy agreement at tenants request, to include £50 per change; Key replacement if lost, Tenant's request for the early termination: Should the tenant wish to leave their contract early, they shall be liable to pay landlord's costs for re-letting property as well as rent due under the tenancy until the start date of the replacement tenancy.

During the tenancy (payable to the provider) if applicable:

Utilities: electricity, water, telephone and broadband; Council Tax



Tel: 01983 812266

Web: www.seafieldsproperty.co.uk

Email: info@seafieldsproperty.co.uk