



£795 PCM

2 ROSE COURT, 48 MELVILLE STREET, RYDE, PO33 2AT



## A MOST CONVENIENT TOWN LOCATION!

### HEART OF RYDE TOWN

Located just minutes from the shopping centre, beaches, bus and mainland ferry links, this convenient 2 BEDROOM unfurnished FIRST FLOOR FLAT also comprises a living/dining room, separate fitted kitchen and bathroom. The property also benefits from gas central heating, double glazing and has communal access to an OUTSIDE SEATING and drying area, plus a secure PARKING space. The Lease of the building does not permit pets.

Available: Now \* Deposit £915 \* Council Tax Band: B \* EPC: C

#### ACCOMMODATION:

Communal security entrance via George Street to lobby leading to first floor. Door to outside seating area. Private double glazed entrance door into Flat 2.

#### HALLWAY:

L-shaped hallway with security entrance phone. Vinyl flooring. Telephone point. Three deep cupboards offering ample storage. Radiator. Doors to:

#### LIVING / DINING ROOM: 4.06m x 3.43m (13'4 x 11'3)

Spacious reception room with deep double glazed box window to front offering sea glimpses. Carpeted flooring. Double radiator. Television aerial point.

#### KITCHEN: 3.07m x 2.51m (10'1 x 8'3)

Fitted kitchen comprising a range of cupboard and drawer units with contrasting work surfaces over. Inset stainless steel sink and drainer with single taps. Freestanding electric oven and hob. Space for fridge or freezer. Wall mounted Vaillant boiler. Double glazed window to front offering sea glimpses. Vinyl flooring.

#### BEDROOM 1: 2.87m x 2.77m (9'5 x 9'1)

Double bedroom with south facing window to rear. Fitted double wardrobes offering ample storage. Carpeted flooring. Radiator.

#### BEDROOM 2: 2.77m x 2.34m (9'1 x 7'8)

Double bedroom with south facing window to rear. Carpeted flooring. Radiator.

#### BATHROOM: 2.03m x 1.55m (6'8 x 5'1)

White suite comprising a panelled bath with mixer shower over, pedestal wash hand basin and low level w.c. Vinyl flooring. Double glazed window to rear. Door to cupboard housing consumer unit and with space and plumbing for washing machine.

#### OUTSIDE & PARKING:

To the rear of the property there is an outside seating area with drying space and stair access to the car park on the Melville Street level. Secure parking 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 adding pet: £50 per change; Key replacement if lost During the tenancy (payable to the provider) if permitted and applicable

Utilities - gas, electricity, water; - Communications - telephone and broadband; Installation of cable/satellite; Television licence; Council Tax

