£800 PCM

BROOK, 31 CREEK GARDENS, WOOTTON BRIDGE, PO33 4JX

Seafields

FURNISHED LONG TERM LET IN DELIGHTFUL CREEKSIDE GARDENS
Within this great waterside location, a very well presented FURNISHED FIRST FLOOR APARTMENT - decorated to a high standard and offering a charming dual aspect open plan living room/kitchen (with doors to private BALCONY), 2 DOUBLE BEDROOMS and smart bathroom. Benefits include off-street parking and electric storage heating. Located within a sought after complex by Wootton Creek - an easy drive to local amenities and so convenient for the towns of Ryde and Newport, plus mainland ferry terminals. Wi-fi included.
AVAILABLE: 9th November * DEPOSIT: £920 * COUNCIL TAX BAND: A * EPC: C

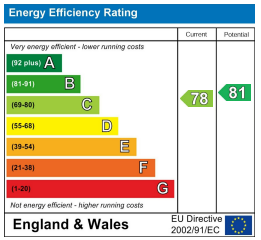
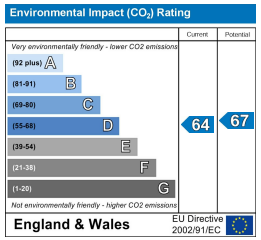
HALLWAY:
Telephone entry system. Wall mounted electric consumer units. Loft access.

LIVING ROOM / KITCHEN: 4.62m (max) x 4.34m (15'2" (max) x 14'3")
A well presented dual aspect open plan room decorated to a high standard in white and contemporary 'duck egg' tones. The kitchen area comprises a range of fitted wood effect wall and base units with contrasting work surfaces and white tiled splash-backs. Integrated electric oven with 4 ring electric hob and extractor fan over. Washing machine and fridge. Inset stainless steel sink unit with mixer tap over. Electric night storage heater. Window to side. Patio doors to Balcony with views over the Creek.

BEDROOM 1: 3.43m "x 2.46m (11'3 "x 8'1")
A good sized double bedroom with electric night storage heater. UPVC double glazed window to rear

BEDROOM 2: 2.74m 3.35m x 2.13m 2.44m (9' 11" x 7' 8")
Another double bedroom with electric night storage heater. UPVC double glazed window to rear.

BATHROOM: 1.83m 1.52m x 1.52m 2.13m (6' 5" x 5' 7")
A modern bathroom with white suite comprising bath with shower over, pedestal wash hand basin and low level W.C. Wall mounted fan heater. UPVC double glazed window to side.

OUTSIDE/PARKING:
Private balcony ideal for al fresco dining and relaxing. There is an off-street parking space.

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