



£775 PCM  
6 Highbury Court, Lane End Road, Bembridge, PO35 5SU

 **Seafields**

## SO CLOSE TO BEACHES AND VILLAGE SHOPS!

A superb opportunity to rent a charming FIRST FLOOR APARTMENT located within a most sought after setting within a short stroll from the village shops, library, churches and wonderful beaches! The accommodation offers a well proportioned sitting/dining room, separate modern kitchen, 2 BEDROOMS (a double and single) plus white bathroom suite. Benefits include GAS CENTRAL HEATING, double glazed windows, communal lawned GARDENS and an allocated PARKING SPACE.

Available: 23rd March \* Deposit: £890 \* Council Tax Band: B \* EPC: C

### ACCOMMODATION:

Communal entrance hall with stairs leading to first floor. Entrance door to:

### HALLWAY:

Carpeted hall with radiator. Doors to:

**SITTING/DININIG ROOM: 4.14m x 4.06m (13'7 x 13'4)**

Well proportioned carpeted room with double glazed windows to front. Radiator. Feature mantelpiece providing focal point within the room. Door to:

**KITCHEN: 2.69m x 2.39m (8'10 x 7'10)**

Modern fitted kitchen comprising smart white range of cupboard and drawer units with contrasting work surfaces over. Inset sink unit. Gas hob with electric oven under and extractor over. Space and plumbing for washing machine. Wall mounted gas combination boiler. Radiator. Double glazed window to front.

**BEDROOM 1: 3.15m x 2.77m (10'4 x 9'1)**

Double bedroom with double glazed window to side. Radiator. Carpeted flooring.

**BEDROOM 2: 2.82m x 1.88m (9'3 x 6'2)**

Single bedroom with double glazed window to rear. Radiator. Carpeted flooring.

**BATHROOM: 2.82m x 1.88m max (9'3 x 6'2 max)**

Modern white suite comprising bath with shower over (and screen); wash hand basin with cabinet above; low level w.c. Tiled flooring. Obscured double glazed window to side.

### GARDENS:

There are communal lawned gardens for the residents' use.

### PARKING:

Allocated parking space for one car.

### 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).

Tenant's request for the early termination of the 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. During the tenancy (payable to the provider) if permitted and applicable

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		72	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B		80	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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