



£850 PCM

1, PIER VIEW COURT 19A, ST THOMAS STREET, RYDE, PO33 2DL



LOVELY SEASIDE SETTING!
 A superbly positioned **GROUND FLOOR APARTMENT** - so near beaches, mainland passenger ferry links, shopping centre, restaurants, swimming pool and amenities. The accommodation comprises an open-plan kitchen/living room, **2 DOUBLE BEDROOMS** and a bathroom with shower over bath. Gas central heating, double glazing, small lawned shared garden and unloading bay. (Note; Although no parking, the council car park is yards away - check www.iow.gov.uk re parking permits.) Ideal for those seeking convenient, easy to maintain living. Please note that a Guarantor may be needed for this property.

Available: Now * Deposit: £980 * Council Tax: B * EPC: C

ACCOMMODATION:

Communal entrance door into communal hallway. Further door to Inner Hallway with private door to No. 1:

HALLWAY:

Wood effect laminate flooring. Radiator. Wall lights. Doors to:

OPEN-PLAN KITCHEN/LIVING ROOM: 5.69m x 3.35m max (18'8 x 11'0 max)

A well proportioned dual aspect room comprising living area with double glazed sash windows to front and side. Radiators x 2. Carpeted flooring to living area, and vinyl flooring in kitchen. Television aerial point. Fitted kitchen area offering range of cupboard and drawer units with contrasting work surfaces. Inset 1.5 bowl sink unit. Double oven and gas hob; fridge/freezer, washing machine and dishwasher. Gas boiler. Wall lights.

BEDROOM 1:

Dual aspect double bedroom with double glazed sash windows to front and side. Built-in wardrobe. Radiator. Wall lights. Television aerial point.

BEDROOM 2:

A double bedroom with double glazed sash window to front. Radiator.

BATHROOM: 2.24m x 2.01m (7'4 x 6'7)

White suite comprising panelled bath with shower over and glass screen; vanity wash hand basin and low level w.c. Mirror fronted bathroom cabinet. Heated towel rail. Tiled walls/flooring.

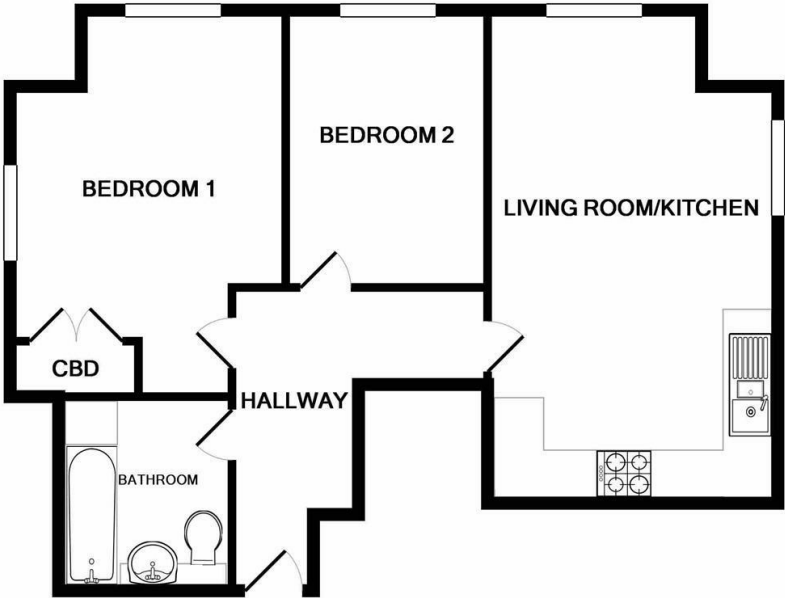
OUTSIDE:

There is a sea facing walled, lawned garden for use by the Pier View Court residents. Gate leading to sea front. There is also a loading bay at the front of the property. Although no off street parking, a public car park is approximately 50 yards and we understand this apartment would qualify for a parking permit (which can be confirmed by the Council: iow.gov.co.uk).

TENANTS' 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



TOTAL APPROX. FLOOR AREA 530 SQ.FT. (49.2 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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