



£725 PCM

13B UNION STREET, RYDE, ISLE OF WIGHT, PO33 2DU



WITHIN HEART OF RYDE TOWN

OFFERING GREAT CONVENIENT FOR TOWN & SEA FRONT!

Moments from Ryde's shopping centre (yet tucked away), an unfurnished GROUND FLOOR FLAT with own private entrance. The property comprises an open plan living room / fitted kitchen (including integral fridge & freezer, gas hob and electric oven plus washing machine), 2 small bedrooms and a large modern bathroom. Benefits include GAS CENTRAL HEATING, double glazing and outside seating area (shared with the first floor flat).

Available: Now * Deposit: £835 * Council Tax: A * EPC Rating: B

ACCOMMODATION:

Side door into:

HALLWAY:

Carpeted entrance hall with doors to:

OPEN-PLAN KITCHEN/LIVING ROOM: 6.02m x 2.74m (19'9 x 9'0)

Well proportioned room with carpeted living area. Radiator. Double glazed window to rear. Open-plan into kitchen area comprising fitted cupboard and drawer units with contrasting work surfaces over incorporating inset sink unit. Integral gas hob with extractor over, electric oven, fridge and washing machine.

BEDROOM 1: 2.97m x 2.18m (9'9 x 7'2)

Small double/large single bedroom with double glazed window to rear. Radiator.

BEDROOM 2: 2.82m x 2.18m (9'3 x 7'2)

Single bedroom with double glazed window to rear. Radiator.

BATHROOM: 2.18m x 1.75m (7'2 x 5'9)

Spacious modern bathroom comprising white suite of panelled bath, wash hand basin and low level w.c. New vinyl flooring. Heated towel rail. Extractor fan.

TENANTS PERMITTED FEES:

TENANTS' 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)

- * Any changes to the tenancy agreement at tenants request, £50 per change
- * Tenants are liable to the cost of replacing any lost key(s) - including spare set for landlord - or other security device(s)
- * During the tenancy (payable to the provider) if permitted and applicable:
- * Utilities - gas, electricity, water; telephone and broadband; subscription of cable/satellite supplier; TV licence;

Council Tax

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

TENANT PROTECTION:

Seafields Estates Limited is a member of Propertymark Client Money Protection Scheme and a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

