



£825 PCM

16 WELLINGTON COURT, AUGUSTA ROAD, RYDE, PO33 3AT



DELIGHTFUL GROUND FLOOR APARTMENT BY THE SEA!
Situating within the superb coastal grounds of Wellington Court, this well proportioned 1 DOUBLE BEDROOM residence offers great convenience and tranquillity! The property is located within a few minutes' walk of town amenities, sea front and Island/mainland travel links, and benefits from the residents' waterside gardens (with direct BEACH ACCESS) as well as a private COURTYARD. The accommodation also comprises a very large sitting room, separate kitchen including white goods, plus modern bathroom. Further bonuses include GAS CENTRAL HEATING, double glazing and a PARKING space.
Available: Now * Deposit: £865 * Council Tax Band: B * EPC Rating: C

ACCOMMODATION:
Private entrance door into:

HALLWAY:
Steps up to front door leading into hallway with coat hooks. Laminate flooring. Door to:

SITTING ROOM: 5.16m x 4.22m (16'11 x 13'10)
Spacious and bright sitting room with window overlooking the courtyard and an open window/hatch through to kitchen. Radiator. Tile effect flooring.

KITCHEN: 4.22m x 1.91m (13'10 x 6'3)
A modern kitchen comprising range of white wall and base units with contrasting black worktop incorporating 1.5 bowl stainless steel sink unit. Appliances to include fridge, freezer, washing machine, dishwasher and gas cooker with extractor fan. Wood flooring. Radiator. Window to side.

INNER HALLWAY:
Inner hallway including large storage cupboard with power and light. Doors to Bedroom and Bathroom.

BEDROOM: 3.66m x 4.67m (12'0 x 15'4)
Large double bedroom with window overlooking the courtyard.

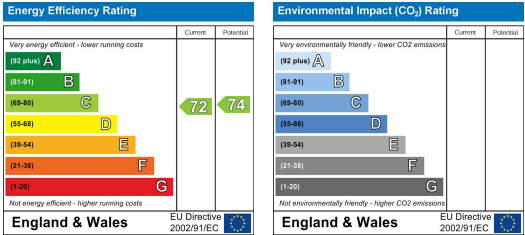
BATHROOM: 2.16m x 1.70m (7'1 x 5'7)
White bathroom suite comprising bath with 'rainfall shower over', pedestal wash basin and low level WC. Laminate flooring. Ladder radiator. Window to rear.

PRIVATE COURTYARD:
Walled courtyard with shed and gated access to the communal areas.

COMMUNAL GARDENS:
A pathway leads down to a beautiful lawned/terraced garden leading to the sea wall and offers a fantastic waterside setting with amazing Solent views. Steps down to beach - offering an pleasant walk along to the Pier and Ryde sea front.

PARKING:
Off road parking within Wellington Court grounds.

TENANT 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



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