



£675 PCM

34 CASTLE STREET, RYDE, ISLE OF WIGHT, PO33 2EG



FRESHLY DECORATED TOWN APARTMENT MOMENTS FROM SEA FRONT!

Now available is this unfurnished GROUND FLOOR flat, moments away from town amenities, Ryde Esplanade, wonderful beaches and Island/mainland transport links. The property has been newly decorated and carpeted throughout and has one DOUBLE BEDROOM, a large sitting room, a galley kitchen - with electric cooker and fridge/freezer) plus bathroom. The property also benefits from its own COURTYARD GARDEN which has a seating area and raised flower bed. unfurnished.

Available: Now * Deposit: £775 * Council Tax Band: A * EPC Rating: E

ACCOMMODATION:

ENTRANCE:

Wooden front door leading to small hallway with coat rack. Door leading to:

SITTING ROOM: 4.80m x 3.23m (15'9 x 10'7)

A well proportioned newly decorated and carpeted sitting room with feature fireplace and double glazed window to front. Electric heater. Alcove with wooden shelving and cupboard below. Door through to inner lobby.

INNER LOBBY:

Newly painted and carpeted with storage cupboard and access to the kitchen and bedroom.

KITCHEN: 3.48m x 1.85m (11'5 x 6'1)

Newly painted and new vinyl flooring, comprising range of cream wall and base cupboards and contrasting worktops with inset stainless steel sink unit. Appliances to include freestanding electric cooker and fridge/freezer. Space for washing machine. French double glazed patio doors to courtyard.

BEDROOM: 3.48m x 2.57m (11'5 x 8'5)

Newly painted and carpeted double bedroom with double glazed window to rear. Electric heater.

BATHROOM:

White suite comprising panelled bath with shower over and folding screen; wash hand basin and w.c. White/mirror wall tiles. New wood effect vinyl flooring. Extractor.

COURTYARD:

Good sized enclosed walled courtyard with raised flower bed and seating area.

TENANTS' PERMITTED FEES:

LETTING 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). Any changes to the tenancy agreement at tenants request, £50 per change; Key replacement if lost. Tenant's request for early termination of tenancy. During the tenancy (payable to the provider) if permitted and applicable: Utilities: gas, electricity, water; Communications: telephone and broadband; Installation of cable/satellite; Television licence; Council Tax.

