



£650 PCM

7 Highbury Court Lane End Road, Bembridge, PO35 5SU



Seafields



UNFURNISHED AND AVAILABLE FROM 11TH JULY

**WITHIN A GREAT VILLAGE SETTING** a level walk from a good choice of shops and restaurants, lifeboat station and wonderful long stretch of beaches. This **FIRST FLOOR** apartment benefits from an open plan kitchen/sitting/dining room, separate **DOUBLE BEDROOM** and white suite shower room. Benefits include gas central heating, double glazing, communal lawned **GARDENS** and an allocated **PARKING** space. We consider this property to be suitable for **SINGLE OCCUPANCY ONLY**. Sorry, pets are not permitted in the building. Available for **LONG TERM LET**

**Council Tax Band: A EPC Rating: C Deposit: £750 \* Available 11th July**

**ACCOMMODATION:**

Communal entrance with stairs to first floor. Private door into Apartment 7.

**HALLWAY:**

Carpeted floors. Radiator. Doors to:

**OPEN PLAN LIVING: 4.50m x 3.76m max (14'9 x 12'4 max)**

Carpeted Sitting Room with glazed sash windows to front benefitting from double glazing. Fitted cupboard housing Glow Worm gas boiler with remote thermostatic controller. Radiator. Wall lights. Telephone/internet and television aerial points. Ceiling fan light. Security intercom phone. Open to:

Kitchen comprising a range of cupboard and drawer units with contrasting work surfaces over. Inset 1.5 bowl stainless steel sink and drainer with tiled splashback. Freestanding electric oven with extractor hood over.

**BEDROOM: 3.30m x 2.92m (10'10 x 9'7)**

Double room with glazed window to side. Carpeted flooring. Radiator.

**SHOWER ROOM: 2.24m x 1.37m (7'4 x 4'6)**

White suite comprising a shower cubicle with mixer shower; hand basin with tiled splashback and mirrored cabinet above; and low level w.c. Vinyl flooring. Radiator.

**GARDEN:**

Highbury Court benefits from a generous communal garden, mainly laid to lawn with hedged borders, as well as a paved patio area offering the perfect spot to sit and relax.

**PARKING:**

There is an allocated parking space for one car.

**PERMITTED TENANTS' 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

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. These costs will be no more than the maximum amount of rent outstanding on the 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

