



£885 Per Month

FLAT 12, RICHMOND HOUSE, 4-5 THE STRAND, RYDE, PO33 1JD





**SUPERB SEA FRONT APARTMENT WITH LOVELY SOLENT OUTLOOK!**  
Newly refurbished to a high standard, this apartment is located on the second floor of this Grade II Listed Georgian era building. As well as panoramic SEA VIEWS, the property offers easy access to Ryde's amenities, beautiful beaches, local travel routes and mainland passenger ferry links. The accommodation comprises an impressive OPEN PLAN living room/kitchen with built in appliances, one DOUBLE BEDROOM and a modern shower room. Further benefits include double glazing, high performance app-controlled electric heaters and PARKING for one car.  
Available: Now \* Council Tax: A \* EPC: C \* Deposit: £1020

**ENTRANCE:**  
Entry from The Strand and The Esplanade both leading to communal hallway. Stairs leading to second floor.

**LOBBY:**  
Lobby entrance to private entrance door. Coat hooks.

**KITCHEN/LIVING ROOM: 6.38m x 4.32m (max) (20'11 x 14'02 (max) )**  
Open plan living area with double glazed windows to front offering panoramic sea views. Newly fitted high gloss grey cupboard and drawer units with contrasting worktops incorporating circular stainless steel sink unit and breakfast bar, with USB3 charging point. Integral appliances including electric oven, induction hob, washing machine and slimline dishwasher. Space for fridge/freezer. Wood effect, acoustic backed laminate flooring. Two high performance electric radiators. Television aerial and BT Telephone sockets. Intercom security entrance phone.

**BEDROOM: 2.39m x 3.35m (7'10 x 11'0)**  
Double bedroom with double glazed window to front with yet more lovely sea views. Wood effect acoustic backed laminate flooring. High performance electric radiator. Plugs with USB3 phone charging points.

**SHOWER ROOM: 2.31m x 1.47m (7'07 x 4'10)**  
Brand new suite comprising walk-in double shower cubicle with rainfall and lower level shower heads. Vanity wash hand basin and w.c. Wall mounted cabinet with heated demister mirror and integral shaver/toothbrush charger. Electric heated towel rail. Ceramic tiled flooring. Tiled wall surrounds.

**OUTSIDE/PARKING:**  
Within the residents' car park, there is parking space for one car. Gravelled seating area.

**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  
Tenant's request for the early termination: 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. During the tenancy (payable to the provider) if permitted and applicable  
Utilities: electricity, water; communications (telephone and broadband); Council Tax

