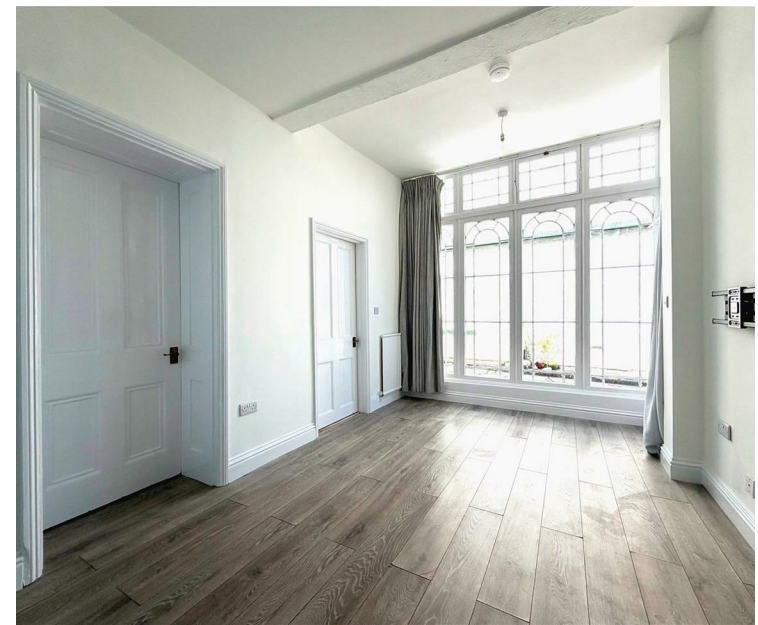




£725 PCM
FLAT 2, 45 MELVILLE STREET, RYDE, PO33 2AE



HEART OF RYDE - MOMENTS FROM SEA FRONT!
This characterful and spacious 1 BEDROOM, GROUND FLOOR flat, offers great convenience. Comprising 1 DOUBLE BEDROOM, an Office, Sitting Room, Kitchen, Bathroom and PRIVATE COURTYARD. Benefits include gas central heating, plus an off-street ALLOCATED PARKING space within the residents' carpark. Located within a few minutes' walk to town amenities, the sea front (with its Island/mainland links) and lovely beaches, certainly this residence is well worth a visit.

Available: NOW * Deposit: £835 * Council Tax Band: A * EPC Rating: C

ENTRANCE:

Private entrance leading to:

SITTING ROOM: 4.29m x 3.10m max (14'01 x 10'02 max)

A charming neutrally decorated room with wood effect laminate flooring. Large feature window to side. Two radiators. Television aerial connection point and bracket.
Corridor leading to bedroom and office and with doors to:

KITCHEN: 4.78m x 2.67m (15'08 x 8'09)

Modern kitchen comprising base and wall mounted units, finished in light grey with contrasting black work tops and wood effect laminate flooring. Integrated appliances including slimline dishwasher, electric oven, hob and extractor hood. Free standing washing machine and space for fridge/freezer. Stainless steel sink and draining board with mixer tap. Door to Courtyard.

BEDROOM: 3.63m x 2.34m (11'11 x 7'08)

Good sized double bedroom, neutrally decorated, with wood effect laminate flooring, radiator and window to rear overlooking courtyard.

OFFICE: 2.64m x 2.41m (8'08 x 7'11)

Useful additional room with 2 high level windows. Wood laminate flooring and radiator.

BATHROOM: 2.01m x1.91m (6'07 x6'03)

White bathroom suite comprising bath with shower over, low level WC and wash hand basin. Marble effect floor tiles. Frosted window to side.

PRIVATE COURTYARD:

Enclosed courtyard with space for table and chairs.

PARKING:

Allocated parking space for 1 vehicle within communal car park.

TENANTS PERMITTED FEES:

LETTINGS 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):

Changes to tenancy agreement at tenants' request, £50 per change. Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s).

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

Seafields Estates Limited is a member of (a) Propertymark Client Money Protection Scheme; (b) The Property Ombudsman

