



£815 PCM

FLAT 3, 1, WEST POINT VERNON SQUARE, RYDE, PO33 2JQ



Seafields

## **SOUGHT AFTER SETTING MOMENTS FROM TOWN, SEA FRONT & MAINLAND LINKS!**

Situated within this handsome residence on the corner of Vernon Square and Melville Street, this **FIRST FLOOR** apartment is the perfect place. This spacious **2 BEDROOM** home offers great convenience, and has sitting/dining room, separate galley kitchen, wet room, a double and single bedroom. Benefits include electric heating plus an off-street parking space within the large residents' carpark. Located across from the picturesque Vernon Gardens - a lovely tranquil seating area - plus 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. Suitable for over 50's

**Available: NOW \* Deposit: £940 \* Council Tax Band: B \* EPC Rating: E**

### **COMMUNAL ENTRANCE:**

Accessed via Vernon Square, door to communal hallway. Stairs up to the first floor.

### **HALLWAY:**

8'6" x 8'1" (2.60 x 2.47)

Large and spacious hallway with doors leading to:

### **SITTING ROOM:**

11'8" x 18'3" (3.57m x 5.57m)

Spacious sitting room with large double glazed window to the front of the property overlooking Vernon Square gardens, electric radiator

### **KITCHEN:**

4'8" x 14'02 (1.42m x 4.32m)

Fitted kitchen comprising range of matching cupboard and drawer units with contrasting work surfaces, inset sink unit and tiled surrounds. Electric cooker, space and plumbing for washing machine and fridge/freezer.

### **BEDROOM ONE:**

13'09 x 10'2 (4.19m x 3.10m)

Double bedroom with deep, walk-in squared bay windows with seaviews, Electric radiator.

### **BEDROOM TWO:**

10'03 x 6'08 (3.12m x 2.03m)

Single bedroom with window to the front. overlooking Vernon Square gardens. Electric radiator.

### **WET ROOM:**

10'08 x 4'11 (3.25m x 1.50m)

Consisting of shower, w.c and basin with mirrored cabinet above, electric towel radiator and window to the front

### **TENANT 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'):

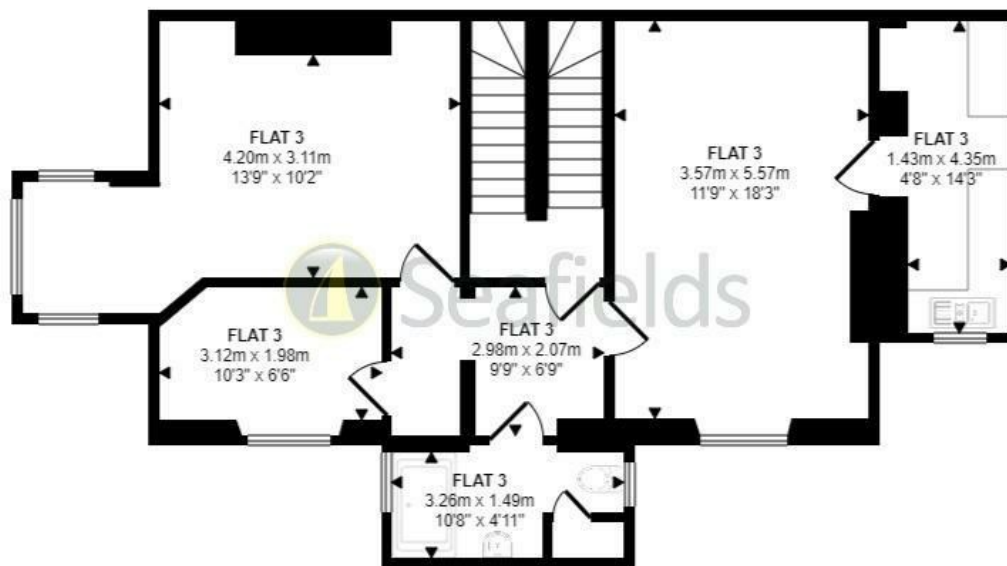
Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1)

Deposit: Equivalent to 5 weeks' rent (as above)

Any changes to the tenancy agreement at tenants request: £50 per change; Key replacement if lost

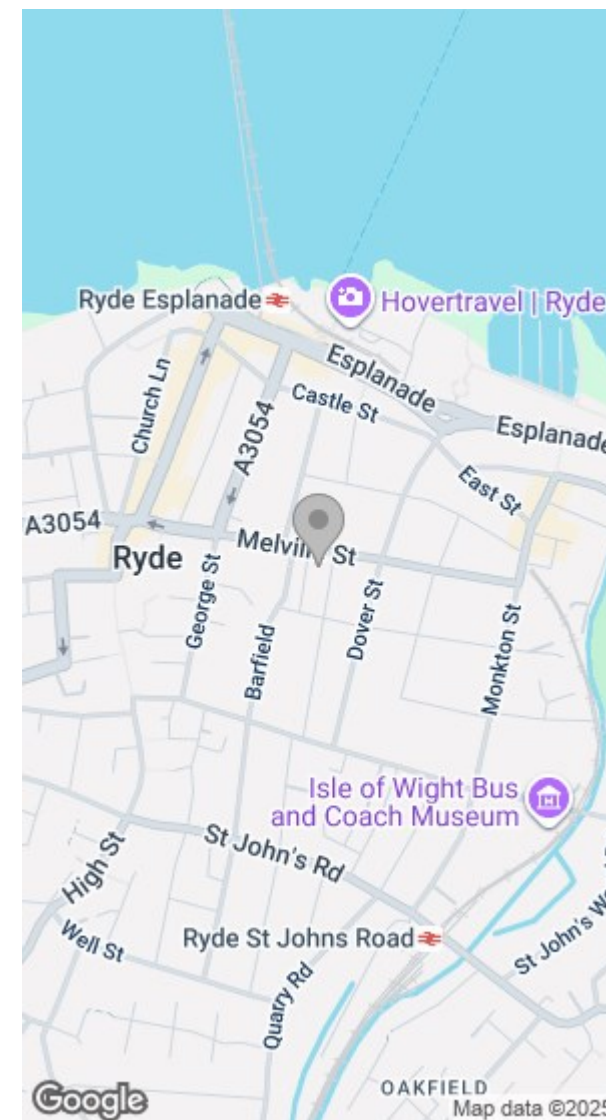
Tenant's request for the early termination of the tenancy agreement: Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. During the tenancy (payable to the provider) if permitted and applicable: Utilities: gas, electricity, water; Communications: telephone and broadband; Installation of cable/satellite; Television licence; Council Tax





Flat 3  
Approx 75 sq m / 802 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



