



£695 PCM

FLAT A, 25 THE STRAND, RYDE, ISLE OF WIGHT, PO33 1JF



CONVENIENTLY CLOSE TO SHOPS AND BEACHES!

A delightful lower ground floor apartment within this attractive building located in an enviable setting minutes from the lovely beaches, sea front, swimming pool, town amenities and mainland passenger ferry links. The apartment offers a spacious living/dining room, separate fitted kitchen, good sized double bedroom plus bathroom. On road permit parking along the Strand can be applied for.

Available: 1st September * Deposit: £800 * Council Tax Band: A * EPC Rating: E

ACCOMMODATION:

A few steps down to part glazed private entrance door into:

LIVING/DINING ROOM: 4.19m x 3.71m (13'9 x 12'2)

Good sized living/dining room with obscured window to front. Electric storage heater. Cupboard housing meters. Door to Lobby and Kitchen.

KITCHEN: 3.71m x 2.24m (12'2 x 7'4)

Fitted kitchen comprising a range of cupboard and drawer units with contrasting work surfaces over. Single stainless steel sink and drainer. Space for electric cooker and tall fridge/freezer. Space and plumbing for washing machine. Window to side. Laminate wood effect flooring. Door to:

DOUBLE BEDROOM: 3.99m x 3.71m (13'1 x 12'2)

Double room with windows x 3 to rear (one being the fire escape). Dimplex electric storage heater.

LOBBY: 1.37m x 0.79m (4'6 x 2'7)

Double doors to airing cupboard housing water immersion heater. Door to:

BATHROOM: 2.18m x 1.37m (7'2 x 4'6)

Suite comprising a panelled bath with electric shower over, shower screen, wash basin and low level W.C, recessed shelving. Extractor fan.

OUTSIDE:

Steps lead down to the front door. There is resident's permit parking available on The Strand.

TENANT 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, to include adding pet: £50 per change

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

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 including:

Utilities: electricity, gas, water. Council tax.

Other permitted payments

