

72 South Street,
VENTNOR,
Isle of Wight,
PO38 1NG

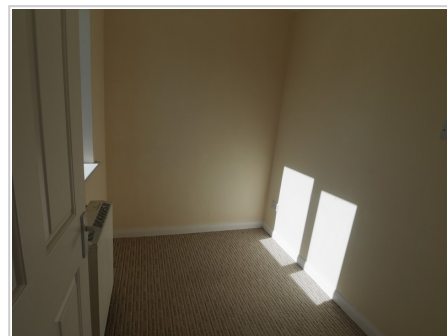
525 Monthly *



- NO APPLICATION FEES!!
- First Floor Maisonette
- Two Bedrooms
- Convenient Location
- Housing Benefits Considered
- Pets Considered
- Long Term Let
- Available Immediately

Ref: PRA10924

Viewing Instructions: Strictly by appointment only



General Description

*** NO APPLICATION FEES! ***

Located within walking distance of Ventnor High Street and the local amenities is this first floor maisonette. Accommodation comprising of 2 bedrooms, lounge, kitchen and a bathroom. Housing benefit would be considered with a guarantor, but unfortunately no pets. Available immediately for a long term let.

Accommodation

Entrance

Metal stairs located at the back of the property which provides access to the flat.

Entrance Hall

Spacious hallway. Cupboard housing hot water tank.



Lounge (13' 01" x 11' 00") or (3.99m x 3.35m)

Front aspect via double glazed window. Night storage heater. Television point. Telephone point.



Kitchen (9' 06" x 6' 11") or (2.90m x 2.11m)

Rear aspect via double glazed window. Range of white wall and base units with work tops over. Sink and drainer unit. Electric free standing cooker and washing machine provided, but will be the responsibility of the new tenant to maintain.



Bedroom 1 (10' 03" x 8' 10") or (3.12m x 2.69m)

Front aspect via double glazed window. Night storage heater.



Bedroom 2 (7' 03" x 5' 09") or (2.21m x 1.75m)

Rear aspect via double glazed window. Night storage heater.



Bathroom

White suite comprising of a panelled bath with electric shower over, WC and a wash basin. Extractor fan.

Services

Mains electricity, mains drainage, mains water

EPC Rating:49

Council Tax

Band Not Specified

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.