



17 Ryde Court Hangleton Road

Hove, BN3 7SD

£1,250 Per Calendar Month



DEAN & CO - An unfurnished two double bed roomed first floor apartment, with lovely DOWNLAND VIEWS, good sized Lounge/diner, modern kitchen and bathroom. Convenient and good access to local amenities and bus service, plus PORTSLADE STATION just down the road.



COMMUNAL HALLWAY

From Ground floor, stairs up to First floor

ENTRANCE HALL

Of good size with 2 x built in storage cupboards, door entryphone system.

LOUNGE/DINING ROOM

Of Good size, radiator, Double glazed window offering views to Downland.

KITCHEN

Modern with fitted range of eye level and base units comprising of cupboards and drawers. Built in gas hob with oven under. Single drainer sink unit. Breakfast bar. Radiator. Cupboard housing gas combination boiler. Double glazed window to front.

BEDROOM ONE

Double bedroom, with double glazed window offering views to Downs, radiator, built in wardrobe.

BEDROOM TWO

Double bedroom with double glazed window to side, radiator.

BATHROOM

Fitted modern suite, with panelled bath with shower over, low level w.c, wash basin, radiator, double glazed window.

OUTSIDE

COMMUNAL GARDENS

TENANT REQUIREMENTS

Relevant Letting Fees and Tenant Protection Information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts

A holding deposit equivalent to 1 week's rent will be required to secure the property which will be deducted from the first month's rent.

1 month's rent in advance.

Dilapidation deposit of 5 weeks rent

During the tenancy

Payment of up to £50.00 if you want to change the Tenancy Agreement

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate for each day the payment is outstanding, providing the rent has been outstanding for 14 days.

Payment for reasonable costs for replacement of lost keys or other security devices;

Payment of any unpaid rent or other reasonable costs associated with your early termination of the Tenancy

During the tenancy (payable to the provider) if permitted and applicable

Utilities - gas, electricity, water

Council Tax

Communications - telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television Licence

Other permitted payments

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

Tenant protection

All monies held are done so under the terms of the Property Redress Scheme as set out by The Property Ombudsman as well as ARLA, both of which we are registered/members of.

All Dilapidation Deposits received are registered and placed with the Deposit Protection Service.

You can find out more details on our website or by contacting us directly.

COUNCIL TAX

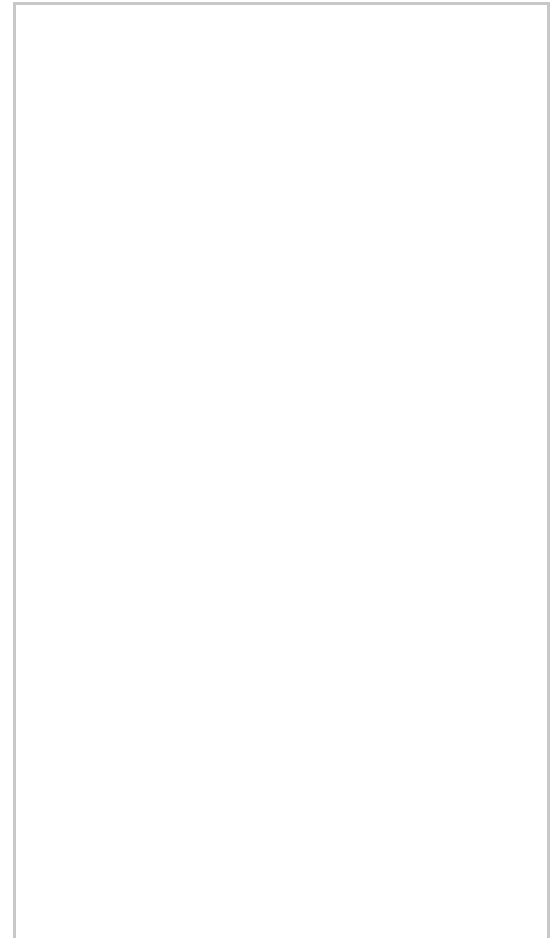
Band B

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

