

PHILLIPS & STUBBS



coastal +
COUNTRY



Studio 2 Watchbell Street Rye TN31 7HB

A recently refurbished two double bedroom apartment located on the first floor of this historic building within the Citadel area of Rye. The property offers an open plan kitchen / living room area with newly fitted carpets to the living room floor. White goods are all provided and include fridge freezer, dishwasher, washing, tumble dryer, oven and hob. There are two double bedrooms and a modern bathroom suite. Views to the rear overlooking Lamb House gardens. Restrictions: No pets, no sharers. Not suitable for young children.

- Two Bedroom First Floor Apartment
- Recently Refurbished Throughout
- Open Plan Fitted Kitchen / Reception Room
- Modern Bathroom Suite
- Central Heating
- Council Tax Band D EPC: C
- Strictly No Pets
- Available Early April 2024

£1395 Per Calendar Month



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice: Phillips & Stubbs, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.

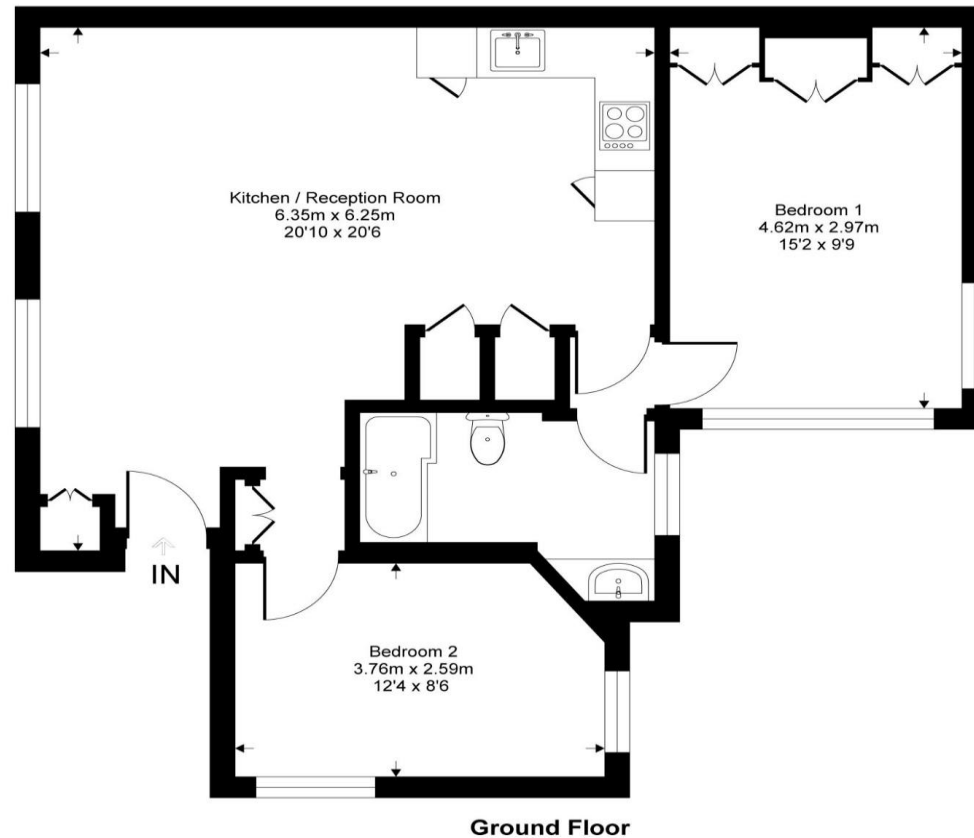
47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
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The Old Chapel

Approximate Gross Internal Area = 64 sq m / 693 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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PERMITTED PAYMENTS FOR ASSURED SHORTHOLD TENANCIES AND LICENCES ENTERED INTO AFTER 1ST JUNE 2019

Permitted Payments relate only to Assured Shorthold Tenancies and Licences (or Licences to Occupy) that are entered into after the first day of June 2019. There are a number of permitted payments that Tenants shall be obliged to make and these are detailed below for clarity.

HOLDING DEPOSIT

When you have sourced your preferred property you shall be asked to pay a Holding Deposit to secure the property. This shall always be an amount equal to ONE WEEK'S RENT and on the successful processing of your application shall be off set against the first month's rent. Should your application however be unsuccessful due to you providing misleading or incorrect referencing information, you failing a "Right To Rent" Check or by your failing to sign the Lease within a 15 calendar day timeframe then the Holding Deposit shall be forfeited. This 15 day deadline can be extended in writing should we feel that an additional extra time prove necessary to complete the referencing and sign a Tenancy Agreement (AST).

SECURITY DEPOSIT

This amount shall be equal to FIVE WEEKS' RENT where the rent is under £50,000 per annum and SIX WEEKS' RENT where the rent is above £50,000 per annum. This shall be held in a Deposit Protection Company and released at the end of the Tenancy subject to the condition of the property and the rent being up to date.

UTILITY CHARGES

Tenants shall be responsible for payments of Gas, Electricity, Oil, Council Tax, Phone Accounts, Broadband and Wifi (and other fair "utility" payments relating to their property.

LOST KEYS AND SECURITY DEVICES

Any lost or broken keys or security devices (including electric door fobs and gate fobs) are payable by the Tenant if not returned by the end of the Tenancy Agreement. Should our involvement be required to arrange the replacement of these items then we shall charge an amount equal to £15 per hour (inc VAT) for this arrangement.

VARIATION OF CONTRACT TERMS AND TENANT CHANGES

For any amendments that you wish to make a levy of £50 inc VAT shall be made. Should the actual cost exceed this (for instance when changing Tenant Names and updating Security Deposit Information) this cost may be higher.

EARLY TERMINATION OF TENANCY

Should a Tenant wish to terminate a tenancy prior to the end of either a fixed term or prior to an agreed break clause the Tenant shall be responsible for the Landlord's pro rata costs in re-letting the property up to the value of the rent outstanding. Please ask our office for these details.

LATE RENT PAYMENTS

Should your rent be late by a period of more than 14 days then we shall apply a charge (Interest) of 3% above the Bank Of England Base Rate for the period that the arrears are outstanding.



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