

234 RIDEAU UNIT #2403

Byward Market



FEATURING

1 BEDROOM + DEN
1 BATHROOM
1 PARKING SPOT
1 STORAGE LOCKER

LARGE WINDOWS
FANTASTIC LOCATION
SPACIOUS UNIT

INCREDIBLE VIEWS

METICULOUSLY MAINTAINED ONE BEDROOM CONDO

Incredible building amenities

Sky's the limit! Breathtaking views of Ottawa's iconic downtown cityscape - sitting high above many of their fellow Byward Market's high rises, featuring views of Parliament, Ottawa River, Gatineau Hills, daily western sunsets and summertime firework shows. The condo building is beautifully managed and offers front entrance concierge, building amenities and indoor parking. This unit has been meticulously maintained demonstrating true pride of ownership, elite design & spacious interior. One bedroom PLUS den, full bathroom, laundry in unit, roomy living & dining areas + kitchen with granite counters & additional overhang bar seating, stainless steel appliances, ample counter space & storage. Ideal for city living with excellent walkability to stores, Rideau Canal, mass transit, Government buildings, University of Ottawa & 417 highway access.



ROYAL LEPAGE
TEAM REALTY
NATALIE MCGUIRE HOME TEAM, BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

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TENANT IS RESPONSIBLE FOR:

Monthly rent. To be paid to Landlord the 1st of each month prior to 5 p.m.

UTILITIES:

- Electricity fee, \$50-\$55/month

MAINTENANCE:

- Changing light bulbs
- Keeping interior of home clean & tidy state
- Removing garbage & recycling from unit
- Letting Landlord know of any leaks, broken appliances, fire alarms that require maintenance
- Maintaining Tenant insurance on property for term of lease and any extension thereof

LOW MAINTENANCE HOME - CLEAN, SLEEK & MODERN.

PROUDLY BUILT IN
2011 BY

Claridge



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