



Guide Price £165,000

23 SOLENT COURT, ESPLANADE, RYDE, ISLE OF WIGHT, PO33 2AL



Seafields

IDEALLY POSITIONED MOMENTS FROM LONG STRETCH OF BEACHES AND COASTAL WALKS

SOLENT COURT stands proudly on The Esplanade, centrally located and close by to the golden sands of Ryde, the local independent shops and restaurants of Union Street as well as the travel links to the mainland. This very well presented apartment is situated on the third floor and is accessed by a LIFT and stairs. The well presented accommodation offers a charming sitting room opening into the fitted kitchen, 1 **DOUBLE BEDROOM** and modern bathroom. Benefits also include gas central heating, double glazed windows, communal **GARDEN** plus off-street **PARKING**. The apartment is situated to the rear of the block enjoying a quiet 'southerly' position. The apartment is offered as **CHAIN FREE** and ideal for those seeking a convenient first, second or retirement home.

COMMUNAL ENTRANCE:

The right hand Solent Court entrance door leads to the well maintained communal hallway with both stairs and Lift leading to the Third Floor. Private door to No. 23.

HALLWAY:

11'02 x 4'09 (3.40m x 1.45m)

Internal hallway from which all rooms lead off. Fitted carpet. Entry phone. Radiator. Consumer unit. Thermostat. Hall cupboard.

SITTING ROOM:

17'0 x 9'0 (5.18m x 2.74m)

A good sized room with a double glazed window offering a southerly aspect (to the rear of the property) with open aspect to the Kitchen. Fitted carpet. Radiators x 2 , Television point and various sockets. Opening to:

KITCHEN:

9'02 x 6'0 (2.79m x 1.83m)

Fitted kitchen comprising range of eye and base level units in white with a laminate worktop over. Integral 4-ring gas hob and 'Ignis' oven. Space for washing machine and fridge. 'Biasi' combination gas boiler. Extractor fan. Double glazed window to side and space for washing machine and fridge.

BEDROOM:

12'04 x 9'01 narrowing to 7'08 (3.76m x 2.77m narrowing to 2.34m)

Double glazed window to rear, fitted carpet, radiator.

BATHROOM:

12'09 x 6'0 max (3.89m x 1.83m max)

Three piece bathroom suite in white comprising a low flush WC, wash basin and panelled bath with an electric shower over. Ladder style chrome radiator. Vinyl flooring.

GARDENS:

There is a communal garden area for residents to enjoy.

PARKING:

An off-street parking space.

TENURE:

Leasehold: 125 years w.e.f. 1996

Management Costs: £1406PA

Ground Rent: £100PA

Restrictions: There are no pets or holiday lets permitted within the lease.

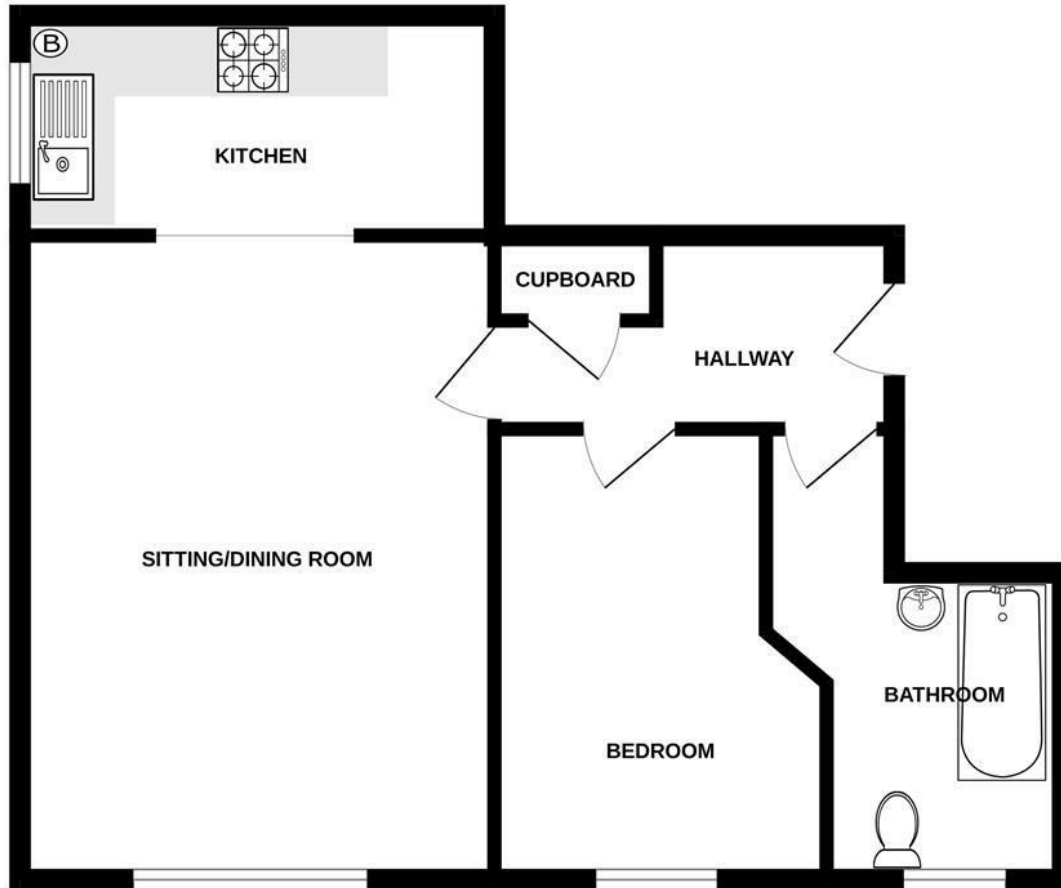
COUNCIL TAX:

Band: B

DISCLAIMER:

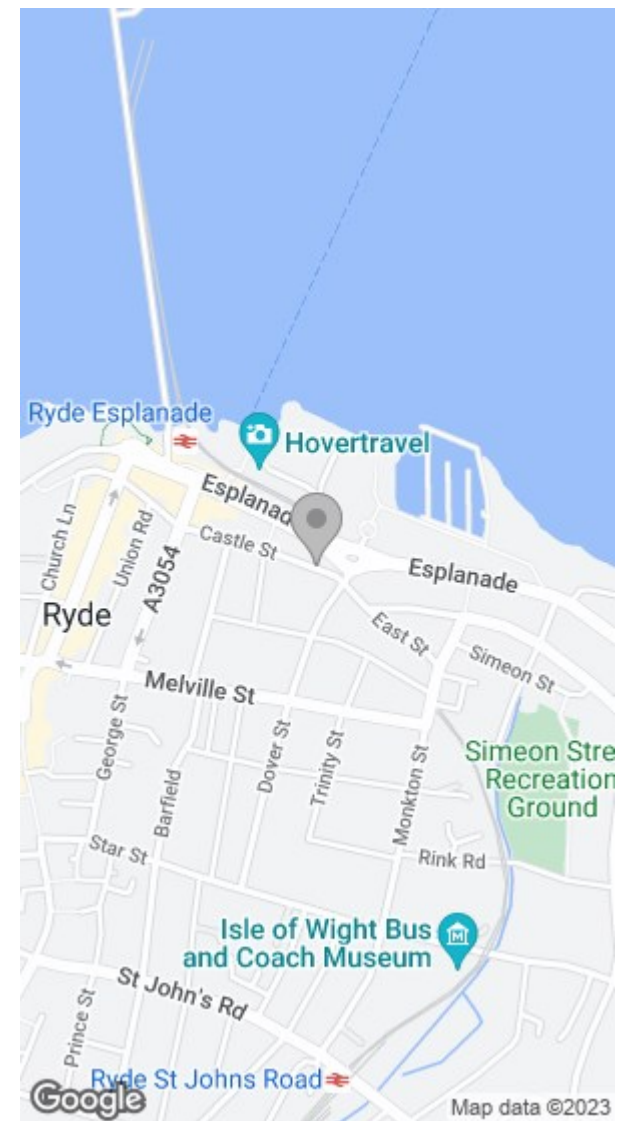
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

TOP FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

