

Guide Price £110,000

FLAT A, KEMERTON HOUSE, ALEXANDRA ROAD, RYDE, PO33 1LT



Seafields

## SURPRISINGLY SPACIOUS SPLIT LEVEL RESIDENCE!

An imposing heritage building incorporating this **DUPLEX STYLE** accommodation - ground floor with mezzanine above. The property comprises a lovely large sitting room with high ceilings and an opening into kitchen. There are stairs up to the upper level landing which leads to very spacious **DOUBLE BEDROOM** and modern shower suite. Further benefits include residents' **CAR PARK** as well as a communal **GARDEN** area. Kemerton House is conveniently positioned a walk away (or short drive) from the town centre and Ryde amenities, including long stretches of sandy beaches, the nearby railway station, bus links plus the Ryde to Portsmouth and Southsea passenger ferry services. An ideal first home or a 'bolt hole' perhaps for a commuter. **CHAIN FREE**

### ACCOMMODATION:

Entrance to an inner porch incorporating postal boxes and intercom system with further communal hall leading to a private outer door to Flat A and secondary internal door:

### SITTING ROOM: 5.03m x 3.91m (16'6" x 12'9")

Very spacious fully carpeted reception room with a tall sash style bay fronted window overlooking the front approach. Decorative fireplace with elegant marble mantelpiece over. Radiator. Recess with floor to ceiling height shelving (included) reaching up to mezzanine height. Storage cupboard under stairs. Opening under arch into:

### KITCHEN: 3.05m x 1.63m (10'0 x 5'4")

Recessed kitchen comprising smart matching wood effect cupboard units with contrasting work surfaces over, incorporating stainless steel sink unit. Fully tiled contrasting splashbacks. Appliances included: cooker, fridge/freezer and washing machine. Black tile effect vinyl flooring. High window to the side.

### LANDING: 1.78m x 1.78m (5'10" x 5'10")

Carpeted with obscured glazed window to the side. Door into airing cupboard, housing immersion heater. Accessing upper floor mezzanine:

### DOUBLE BEDROOM: 3.43m x 3.07m (11'3" x 10'1")

A generous mezzanine style double bedroom with banister rail overlooking bay fronted window. Offering a unique space, fully carpeted and with a radiator.

### SHOWER ROOM: 2.16m x 1.70m (7'1" x 5'7")

Modern white suite comprising wash hand basin, quadrant style shower cubicle and w.c. Fully tiled white walls and black tile effect vinyl flooring. Heated towel rail style radiator. Obscured windows.

### GARDEN:

Small communal garden area with rotary wash line facility.

### PARKING:

There is a residents' car park to the front of the building and accessed off Alexandra Road.

### TENURE:

Leasehold: 125 YEARS FROM 01/10/1988

Pets and holiday lets are not permitted at the property but Assured Shorthold Tenancies are allowed.

Ground Rent: £50 p.a.; Service charge £1,080 p.a. (current 2023/24 year). Includes gardening and building maintenance, plus buildings insurance.

Management company John Rowell Estate Management.

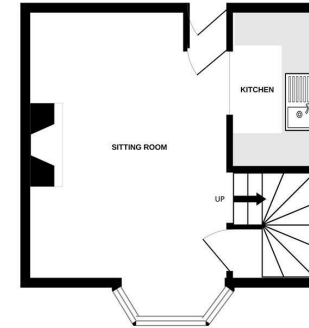
### COUNCIL TAX:

Band: A

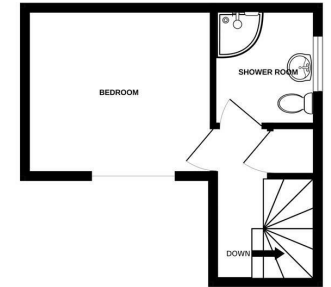
### DISCLAIMER:

Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.

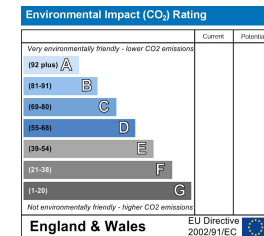
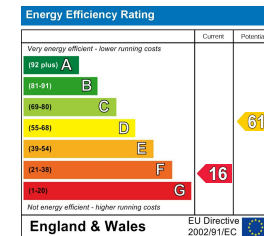
GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-quotation. 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 is given as to their operability or efficiency can be given.  
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