



Guide Price £105,000

10 HAWK HOUSE, 21 UNION ROAD, RYDE, PO33 2ER



Seafields

## **AN IDEAL LOCK UP AND GO HOLIDAY HOME.**

**Offering an option to purchase either unfurnished or fully furnished and equipped, this well presented TOP FLOOR APARTMENT offers SEA VIEWS and is located in a tranquil street, yet moments from the heart of town and a short stroll away from the sea front, wonderful sandy beaches, Island and mainland transport links and local amenities. The accommodation comprises a sitting room, separate fitted kitchen, DOUBLE BEDROOM and modern bathroom suite. This residence has been well maintained by the current owners and benefits from double glazing and an ALLOCATED PARKING space. Offered as CHAIN FREE!**

### **ACCOMMODATION:**

Communal entrance to well maintained hall and stairs to top floor. Private door into No. 10:

### **HALLWAY:**

Security entrance phone. Airing cupboard with slatted shelving and housing hot water tank. Night storage heater. Doors to:

### **SITTING ROOM:**

A light and airy dual aspect room with double glazed windows. Dimplex electric heater. Views across Ryde and the Solent.

### **KITCHEN:**

Separate kitchen comprising range of cupboard and drawer units with contrasting work surfaces over. Inset single stainless steel sink and drainer with mixer tap. Tiled splashbacks. Integrated 4 ring electric hob with extractor over and electric oven below. Fridge and washing machine. Vinyl flooring. Double glazed window to side.

### **BEDROOM:**

Double bedroom with double glazed window. Night storage heater.

### **BATHROOM:**

Suite comprising panelled bath with twin taps and tiled surround. Shower over bath; pedestal wash hand basin with tiled splashback and mirror above; low level w.c. Obscured double glazed window to side. High-level electric fan heater.

### **OUTSIDE:**

There is an allocated parking space for one car.

### **TENURE:**

LEASEHOLD: 84 years remaining (Balance of 120 years W.E.F 1987)

Management Fee: £1245.83p.a (to include buildings maintenance/insurance)

No ground rent (Vendors own a share of Head-lease)

The lease does not permit holiday lets or pets

### **COUNCIL TAX:**

Band: A.

### **DIRECTIONS:**

On foot from our office on Union Street head to the top of the hill, and take the left turning onto Cross Street. The first left leads into Union Road where you will find Hawk House on the right hand side.

### **DISCLAIMER:**

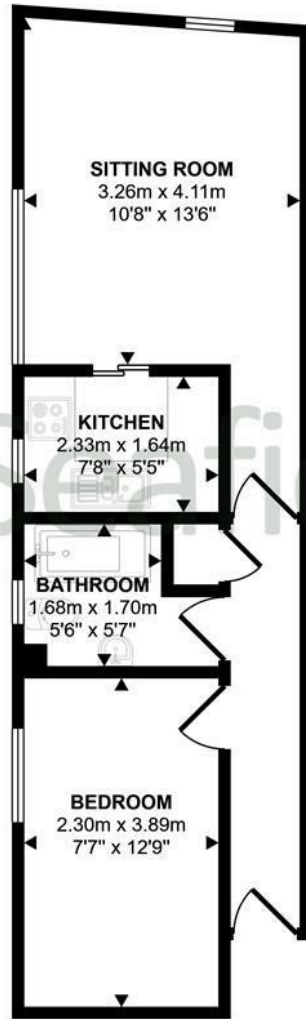
Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, 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.



Approx Gross Internal Area  
37 sq m / 399 sq ft

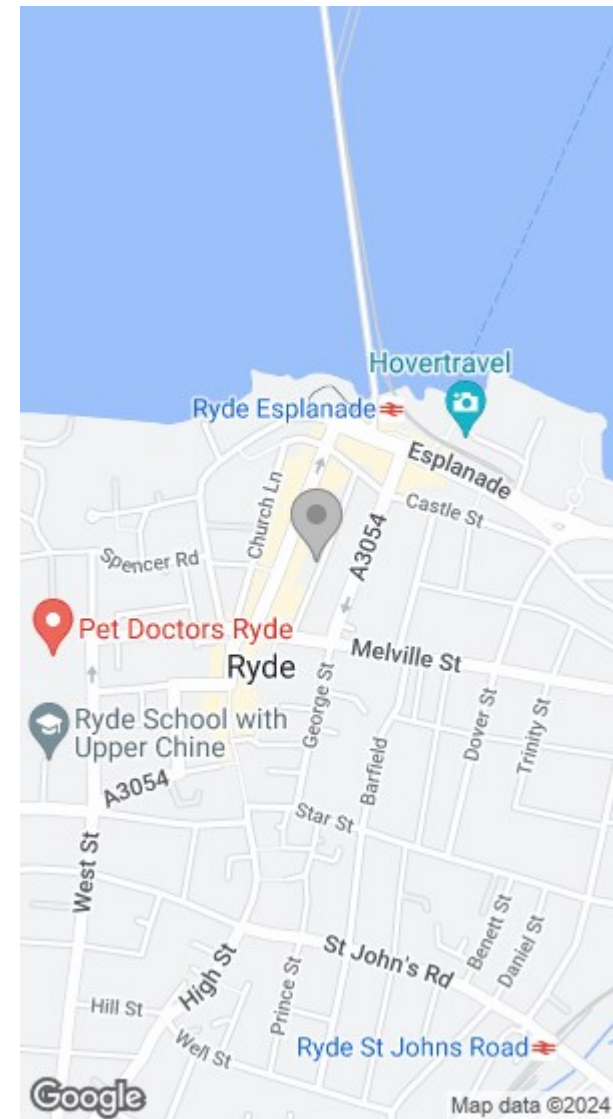


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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	73	England & Wales
		62	EU Directive 2002/91/EC



