



Guide Price £250,000
1 LAINSTON GRANGE, APPLEY RISE, RYDE, PO33 1LF



SURPRISINGLY SPACIOUS AND WITHIN MINUTES OF SEA FRONT!

This **SUPERBLY PROPORTIONED** lower ground floor apartment benefits from its own entrance door, a very large welcoming hall and accommodation which flows perfectly to offer ample space and comfort. The charming 19ft sitting/dining room leads to a fitted kitchen. There are 3 **BEDROOMS** and a substantial bathroom with extra 'most useful' rooms including a separate w.c., utility room and large store. As well as ample character throughout, additional benefits include **GAS CENTRAL HEATING**, double glazed windows, a corner **LAWNED GARDEN** plus 2 **PARKING SPACES**. Lainston Grange is located in the most enviable **APPLEY RISE** area of Ryde - just a stroll from the Canoe Lake, wonderful sandy beaches, swimming pool, rowing club and cafe/restaurants - plus convenient for town amenities and mainland passenger ferry terminals. Absolutely ideal as a first, second, retirement or investment home, which is being offered as **CHAIN FREE**.

ACCOMMODATION:

A few steps down to solid outer door leading into:

ENTRANCE LOBBY:

Attractive painted stone floor with ceramic 'Butler' sink and sash style window to the rear. Doors to store/laundry/wc (see below). Part-glazed entrance door to Hallway.

HALLWAY:

Large welcoming T-shaped hall (measuring 21'-0 x 17'1 max). Radiator. Cloaks cupboard. Recessed 'study' alcove with window to rear with tiled floor and wall mounted shelf. Timber doors to:

SITTING ROOM:

19'10 max x 13'0 (6.05m max x 3.96m)

Superbly proportioned carpeted room accessed from hallway via etched part glazed door. Large walk-in double glazed bay window to front and further window to side. Radiator . Deep recessed former fireplace. Open doorway to kitchen.

KITCHEN:

13'1 x 6'1 (3.99m x 1.85m)

Featuring a range of fitted base cabinets including pantry style pull out larder with complimentary work tops with matching splashback. 1.5 bowl sink unit. 5-ring gas Range style hob and wide fan assisted oven with extractor fan above. Integrated slimline dishwasher and space for a fridge freezer. Wall hung wood and glass display cabinet and matching drawered dresser under.

BEDROOM 1:

12'0 x 11'11 (3.66m x 3.63m)

Large carpeted double bedroom with double glazed window to front. Elegant Victorian open brick fireplace, Radiator.

BEDROOM 2:

12'1 x 9'1 (3.68m x 2.77m)

Another good sized double bedroom with window to rear. Victorian cast iron decorated tile fireplace with mantle over. Carpeted and with radiator.

BEDROOM 3:

13'4 x 5'10 max (4.06m x 1.78m max)

An interesting carpeted single bedroom with 2 small windows to sides - and benefiting from 'dressing area'. Radiator. Wall feature with exposed inlaid natural brick detailed arch.

BATHROOM:

13'1 x 7'1 (3.99m x 2.16m)

Large bathroom with suite comprising panelled bath with shower over; wash hand basin and w.c. Open cupboard housing 'Glow worm' gas boiler. Double glazed window to rear. Ceramic tiled flooring. Radiator.

EXTRA ROOMS FROM LOBBY:

Store/Workshop (12'0 x 4'1) - Ideal store with light for beach gear, garden equipment, etc.

Utility Room: (5'1 x 4'1) - with space and plumbing for washing machine. Sink unit.

Separate w.c.: (4'1 x 3'0) - with high level Victorian style w.c. and small window.

GARDEN:

To the front of Lainston Grange, there is an elevated corner lawned area belonging to Flat 1 - the ideal spot to relax/dine al fresco.

PARKING:

There are 2 designated parking spaces for No. 1.

TENURE:

Long leasehold: 500 years w.e.f. 1981 (458 years remaining)

Management Fees: £80 per month

Restrictions within Lease: No holiday lets are permitted; pets are allowed if not a nuisance

OTHER PROPERTY INFORMATION:

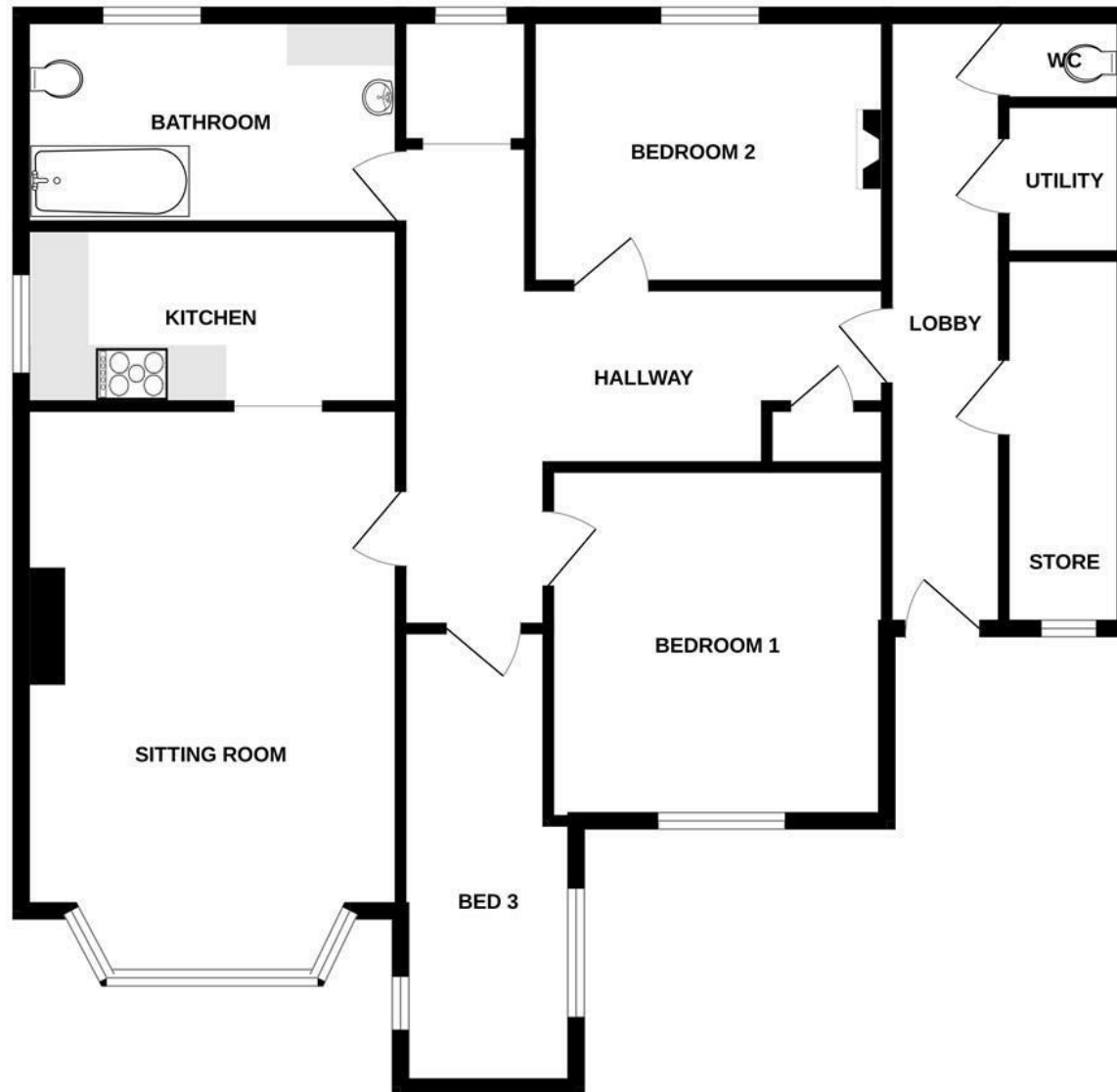
Council Tax Band: A

Seller's position: Chain free (Note: there is a good assured shorthold rental record)

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.

GROUND FLOOR FLAT



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
		66	60
		77	77

