



£155,000

9 TENNYSON HOUSE, UNION ROAD, RYDE, PO33 2AZ



Seafields

PENTHOUSE WITH STUNNING SEA AND MAINLAND VIEWS

Welcome to this most impressive top floor residence which offers **PANORAMIC VIEWS** across Ryde, the coastline and beyond. The substantial **ROOF TERRACE** is the ideal spot to sit, relax and enjoy the busy Solent scene, with the impeccable accommodation offering a fully fitted kitchen, a particularly bright and airy sitting/dining room (opening to the roof terrace and creating the perfect entertaining space), **ONE DOUBLE BEDROOM** and a large luxurious bathroom. Sea views are offered from every window with further benefits including **GAS CENTRAL HEATING**, quality flooring plus the added bonus of **UNDER COVER PARKING** for one car. The penthouse is situated on the third floor and accessed via steps - with **NO LIFT**. For those seeking a fabulous permanent or 'bolt hole' residence moments from the town amenities, beaches and mainland ferry links, a viewing is highly recommended. **NO CHAIN.**

ACCOMMODATION

Block door to communal entrance hall and stairs. Walk-up to the third floor. Private door to No. 9:

HALLWAY:

The entrance door leads to a bright hallway leading to all rooms. Hardwood flooring. Recessed lighting. Loft hatch. Consumer unit. Entry phone. Radiator.

SITTING ROOM:

An oversized door leads to a bright and airy sitting room with bi-fold doors leading onto the roof terrace which offers panoramic views over Ryde and The Solent. Double glazed recessed window to the East side. Hardwood flooring. Radiator. Range of mirrored faced cupboards covering the rear wall.

KITCHEN:

Separate modern fitted kitchen comprising base and eye level units in gloss white with contrasting 'tutti frutti' worktop. Inset bronze coloured sink with matching mixer tap. Gorenja induction hob, AEG eye level oven and integrated fridge freezer. Tiled splashbacks. Ceramic tile flooring. East facing double glazed window offering sea views.

BATHROOM:

A lovely large bathroom with ceramic tiled floor. Suite comprising free standing bath, fully tiled walk-in shower with glass screens, vanity unit with inset wash basin and drawer concealing a shaver point; low flush WC. Black ladder style towel rail. Radiator. Double recessed East facing window offering sea views.

DOUBLE BEDROOM:

A double room with fitted carpet. Concealed wardrobe with a sliding door. Recessed lighting. East facing double window offering sea views.

ROOF TERRACE:

The 'piece de resistance' is the superb roof terrace that offers panoramic views across Ryde and beyond towards Portsmouth. A real suntrap with built-in seating, tiled flooring and wooden planters for screening to create a very private space.

PARKING:

Accessed via Union Road, one under cover parking space.

TENURE:

Leasehold - 99 years from 2011
Ground Rent - £100 P.A
Service Charge for 2023 - £1400 P.A

COUNCIL TAX:

Council Tax Band B

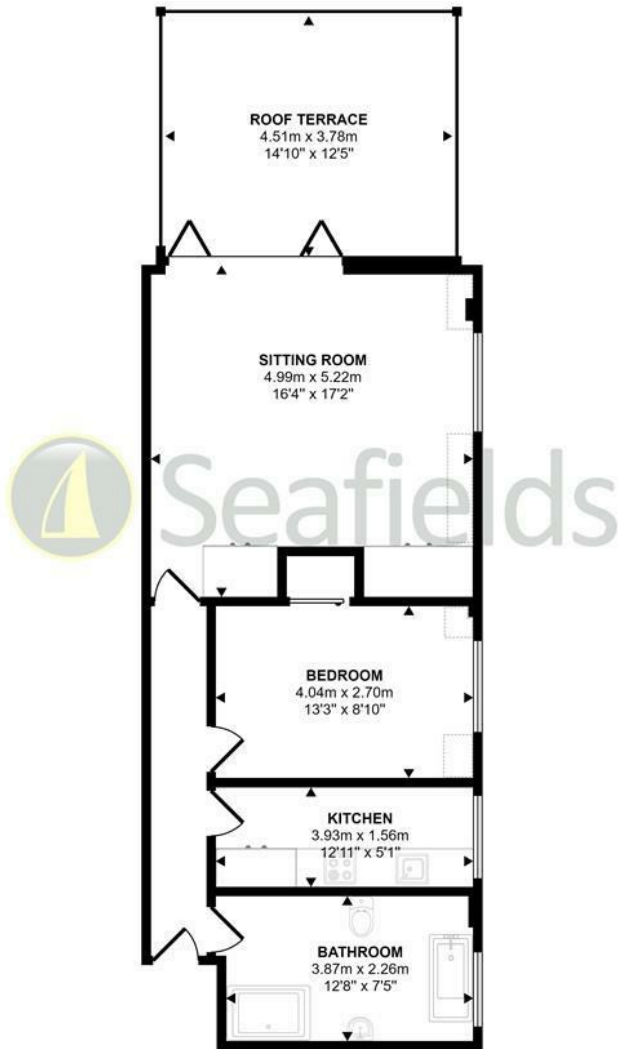
ENERGY PERFORMANCE:

Energy Performance Certificate: Rating D (64)

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.

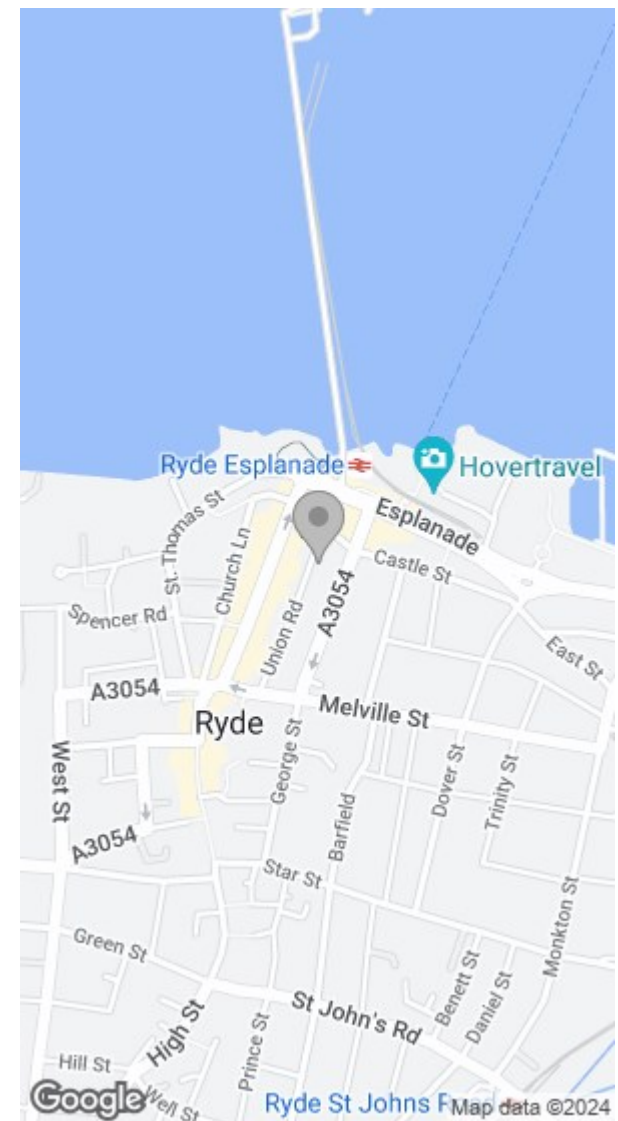
Approx Gross Internal Area
59 sq m / 639 sq ft



Floorplan

Denotes head height below 1.5m

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 ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
	64		72
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

