



Guide Price £125,000
6 THE CEDARS, 50 WEST HILL ROAD, RYDE, PO33 1LN



ATTENTION INVESTORS!

This **ONE BEDROOM** apartment is situated on the hall floor of this beautiful converted Victorian House. The very spacious accommodation benefits from high ceilings and large double glazed sash windows which offer lovely views over Ryde town with **SEA VIEWS** in the distance. The property comprises a large sitting/dining room, fitted kitchen, double bedroom and bathroom.

Externally there is a communal **REAR GARDEN** and an allocated **PARKING SPACE** to the front. An easy walk to the town centre and amenities, sea front, Appley Park, beaches plus mainland ferry links, No. 6 is being offered as **NO CHAIN** and to **INVESTMENT BUYERS ONLY**.

ACCOMMODATION:

Steps up to Communal Entrance door into communal hallway. Private door to No. 6.

HALLWAY: 2.21m x 1.02m (7'3 x 3'4)

Security entrance telephone. Radiator. Doors to:

SITTING/DINING ROOM: 6.55m x 3.40m (max) (21'6 x 11'2 (max))

Spacious reception room with double glazed sash windows x 2 to front. Radiators x 2.

KITCHEN: 3.71m x 2.34m (12'2 x 7'8)

Bright kitchen comprising a range of cupboard and drawer units with contrasting work surfaces over and tiled splash backs. Single inset sink unit with mixer tap. Integrated mid-level oven, 4 ring gas hob and fridge & freezer. Space and plumbing for washing machine. Wall mounted Worcester gas boiler. Vinyl flooring. Radiator. Television point. Double glazed window to rear.

BEDROOM: 4.65m x 3.12m (12'2 x 7'8)

Double bedroom with double glazed sash window to rear with original window shutters. Radiator. Television point.

BATHROOM: 2.59m x 1.42m (8'6 x 4'8)

White suite comprising panelled bath with mixer shower over, pedestal wash hand basin with mixer tap and low level w.c. Tiling to principle areas. Vinyl flooring. Radiator. Extractor fan.

GARDENS:

Access to communal garden with rotary washing lines.

PARKING:

There is allocated parking for one car.

TENURE:

Leasehold (share of Freehold).

Lease Term: 125 years from 11 October 2019 to 10 October 2144

Term Remaining: 120 years

Ground Rent: 25.00pa

Service Charge: 1275.00pa

Management Company: John Rowell Estate Management

Restrictions: No Pets or Holiday Lets

OTHER USEFUL INFORMATION:

Council Tax Band: A Annual Price: £1,582

EPC Rating: C

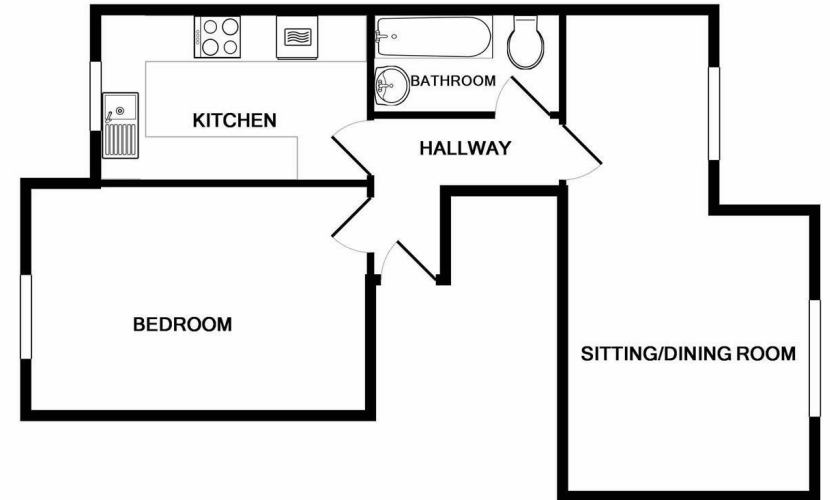
Construction: Standard Construction

Conservation Area: No

Flood Risk: None

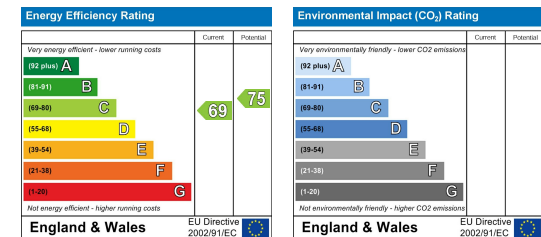
DISCLAIMER:

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.



TOTAL APPROX. FLOOR AREA 532 SQ.FT. (49.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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