



# Apartment 6, St Margaret Court

38 George Street, Ryde, PO33 2EN



Conveniently located just a short stroll from amenities and beaches, this second-floor apartment boasts fabulous sea views, two double bedrooms, and allocated parking.

- Second floor apartment
- Two double bedrooms with built in storage
- Allocated parking to the rear
- Flowing layout with an abundance of natural light
- Potential for tenant in situ purchase
- Stunning sea views across the Solent
- Opportunity to put your own stamp on
- Convenient location for amenities, travel links and beaches
- Fantastic investment opportunity or first-time purchase
- Gas central heating and double glazing

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Benefitting from well-maintained accommodation, this second floor apartment boasts stunning sea views across The Solent from its elevated position and is located just a short walk from high street amenities, sandy beaches, and mainland travel links. The accommodation comprises a tidy communal entrance leading up to Apartment 6 on the second floor which offers a porch before entering into the entrance hall of the property. From here there is access to the open plan kitchen/diner/lounge, the bathroom, two double bedrooms, and a utility cupboard.

Just a two-minute walk from the property is Ryde Esplanade, which boasts long stretches of fine golden sand with numerous seaside activities such as bowling, playgrounds and an open-air swimming pool. With good local primary and secondary schools nearby, there are also plenty of high street amenities within short walking distance including boutique shops and convenience stores, a superb choice of eateries and a local cinema. Another benefit of being so close to the seafront is having easy access to high-speed foot passenger travel to the mainland with Wightlink's catamaran service and the Hovercraft which only takes 10 minutes to cross the Solent. Additionally, the Fishbourne to Portsmouth car ferry service is located just 3.4 miles away from the property. Regular public transport connections across the Island are also within easy reach with the Southern Vectis bus station and Island Line train service located on the Esplanade.

#### **Welcome to Flat 6, Margaret Court, 38 George Stree**

The well-maintained communal entrance can be found to one side of the property that is accessed via key entry for safety. The communal entrance hall is regularly cleaned and is fitted with automatic lighting all the way to the top floor, where Apartment 6 is located.

#### **Porch**

A small porch offers space to store coats and shoes and also provides some separation and privacy between the front door and the main entrance hall. The space is carpeted which flows through most of the apartment.

#### **Entrance Hall**

Providing access through the apartment, this neutrally decorated space flows through the centre of the accommodation, leading to each of the rooms.

#### **Open Plan Kitchen/Lounge/Diner**

Currently set up as a lounge/kitchen, this space offers a U-shaped kitchen to one end of the rooms with plenty of space for living and dining furniture. The kitchen is made up of plenty of storage cupboards including base and wall cabinets, undercounter space for three appliances including plumbing for a slimline dishwasher. The gas combination boiler can be found here as well as space for an electric cooker. Naturally lit by dual aspect windows to the rear and side, this space enjoys afternoon and evening sunshine as well as fabulous views across the Solent from the side aspect.

#### **Bedroom One**

Generously proportioned and offering built in cabinetry, this double bedroom features a window to the rear aspect.

#### **Bedroom Two**

Currently utilised as a study, this double bedroom is naturally lit by a window to the rear aspect which enjoys sunshine in the afternoon. There is a built-in cupboard here also.

#### **Bathroom**

Equipped with an electric shower over bath, a w.c, and a pedestal hand basin, this bathroom offers neutral decor, a neutral vinyl floor, and features an extractor fan.

**Parking**

The property benefits from allocated off-road parking at the rear of the property for one vehicle. There is potential to acquire a permit for on-road parking on George Street through the Isle of Wight Council, if required by the new owners. Additionally, there is a bin storage area and a large lockable storage space available for the apartment.

Apartment 6, St. Margaret Court offers a fantastic opportunity to acquire a two bedroom, top floor apartment, ideal for first time buyers or an investment opportunity, with parking, all situated within a highly convenient location. A viewing is highly recommended with the sole agent, Susan Payne Property.

**Additional Details**

Tenure: Leasehold

Lease Term: 956 years remaining

Maintenance Charge: approx. £375 per 6 months (includes building insurance)

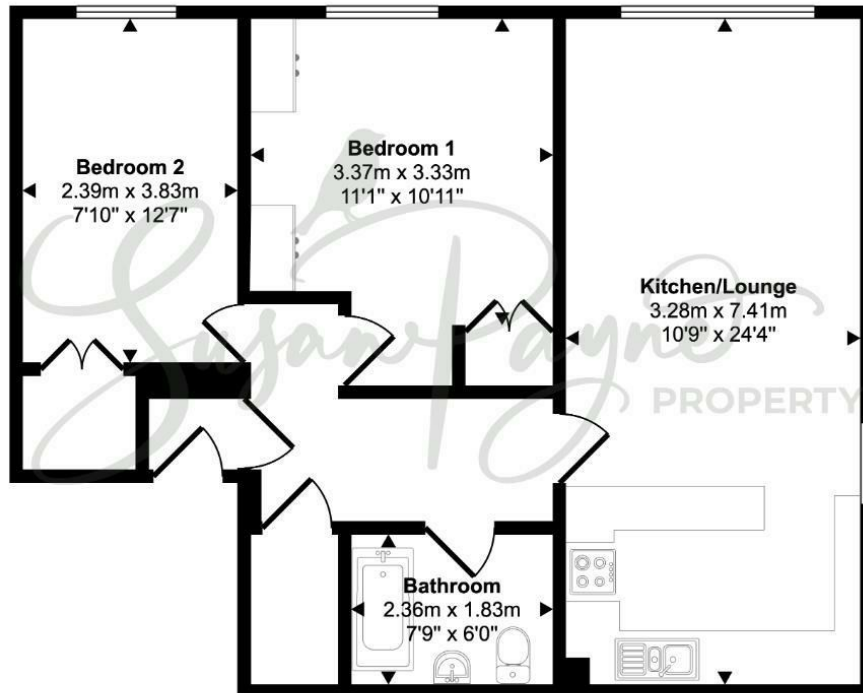
Council Tax Band: B (approx. £1,892.85 pa – Isle of Wight Council 2024/2025)

Services: Mains water, gas, electricity, and drainage



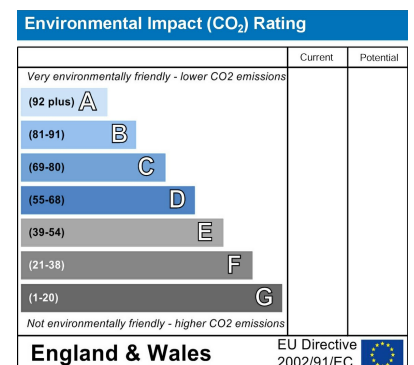
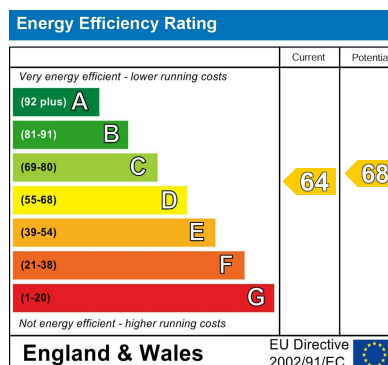
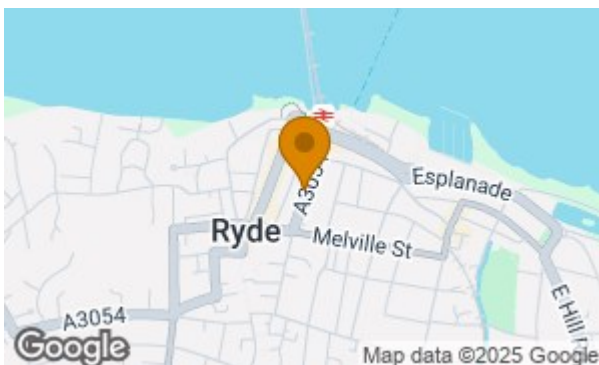


Approx Gross Internal Area  
64 sq m / 685 sq ft



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.



Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

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