

SPENCE WILLARD



Hamilton Studio Flat 5 Palmer House, 24 Castle Street, Ryde, Isle of Wight,
PO33 2EE

VIEWING

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Hamilton Studio occupies a position on the upper ground floor of Grade II Listed Palmer House overlooking the rear aspect of the house and benefits from a superb renovation to create an executive finish including integrated beds, seating and a dining area along with a separate kitchen, shower room and the benefit of its own private sunny walled garden space as well as access to the surrounding mature landscaped communal garden. The interiors are styled with colourful soft furnishing and lighting complemented by the superb character and period features of this fine historic house. There is deep skirting boards and a large timber sash window providing plenty of light through to the main living area and the height of the ceilings give a sense of space and with a versatile arrangement of storage cupboards below the bed, a TV point and telephone operated entry system. Hamilton Studio is currently arranged as an attractive studio apartment and has been successfully rented on a Holiday Let basis, returning a net income of approximately £16,000 to £17,000 per annum.

Located just a short walk from the beach and within minutes from the town centre. The amenities of Ryde include a range of shops and restaurants, together with high-speed ferry services are all within easy walking distance. There are frequent crossings on the passenger ferry service to Portsmouth (taking about 20 minutes) and to Southsea on the hovercraft (taking about 12 minutes). Ryde also has a large sandy beach, popular for swimmers and kite surfers as well as having a small marina.

Accommodation

Entrance

The main door to Palmer House is found up a grand set of steps with buzzer entry to a communal hallway accessing two apartments. Hamilton Studio is situated on the upper ground floor with its own door and vestibule with wall space for hanging coats.

Living Area

An airy space with particularly high (3.3m) ceilings, with original mouldings, cornicing and carpentry. A double bed with single bunk over has been hand carved making use of storage drawer space below. There is a seating area to one side with space for a dining table in front of a tall timber sash casement window. TV point and central chandelier. Garden outlook and southerly aspect.

Kitchen

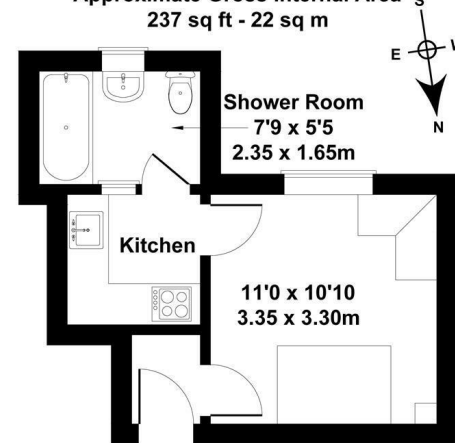
A well-equipped kitchen comprising a range of undercounter and shaker style storage units with oak wood tops, Franke butler style ceramic sink with mixer tap over, integrated Bosch oven and four ring gas hob with extractor hood over and integrated fridge/freezer.

Shower Room

With tiled floor and walk-in shower and Burlington chrome fittings. Heated towel rail, vintage style wash basin and wall mounted cistern W.C.

Hamilton Studio, 5 Palmer House

Approximate Gross Internal Area
237 sq ft - 22 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Miscellaneous

There is a small storage room separate from the studio. Located on the first floor landing to include space and plumbing for a washing machine, tumble dryer and storage cupboard.

Outside

To the rear of the building is a gravelled area with wall and fenced boundary providing an ideal area for outdoor dining and entertaining with a southerly aspect.

Parking

There is a dedicated parking space to the front of the building a short walk from the entrance, whilst visitors parking is available and municipal bays on the road to the front of Palmer House.

Services

Mains electric, gas, water and drainage, the property is heated via gas fired boiler located high on the wall in the living area and delivered via radiators.

Tenure

The property is offered Leasehold with the balance of 126 year lease from 30th of June 2018. A management company is responsible for maintenance of the building and communal areas. Ground rent is £125 per annum with the service charge of approximately £666.64 per annum. Holiday letting is permitted as are well behaved pets following consultation with the management committee.

Postcode

PO33 2EE

Council Tax

Band A

Viewings

All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.

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