



- Smart Modern 2 Storey Maisonette
- Generous Lounge/Diner
- Some Brand New Carpets and Flooring
- D/glazing & Modern Electric Heating

- Private Entrance
- Family Bathroom & En Suite Shower Room
- Tucked Away Cul de Sac Position

- Comfortable 2 Double Bedroom Accommodation
- Allocated Parking & Visitor Parking
- Well Placed for Local Shops, Appley Park & Buses

67 Amherst Place, Ryde, PO33 1FE

**£165,000**



Nestled in the charming area of Elmfield in Ryde, this delightful 2-bedroom maisonette offers a modern and stylish living space. Built in 2006, this property boasts a private entrance and a smart two-storey layout, providing a cosy and welcoming atmosphere.

Step inside to discover a well-presented interior, with recently renewed flooring and carpets adding a touch of elegance to the space. The generous principal bedroom comes complete with an en suite shower room, offering a private sanctuary within your own home.

Conveniently situated in a tucked away position, this maisonette is within walking distance of local shops, bus routes, and the picturesque Appley Park, perfect for leisurely strolls and outdoor activities.

With parking available for one vehicle, this property combines comfort, convenience, and modern living in a sought-after location. Don't miss the opportunity to make this maisonette your new home sweet home in Ryde.



# Accommodation

**Private Entrance**

**Stairs to 1st Floor Landing**

**Built in Storage**

**Lounge/Diner**

13'9 x 13'7 (4.19m x 4.14m )

**Kitchen**

11'0 x 6'7 (3.35m x 2.01m)

**Bathroom**

6'5 x 5'9 (1.96m x 1.75m)

**2nd Floor Landing**

Loft hatch

**Built in Airing Cupboard**

**Principal Bedroom**

15'5 max x 13'8 max (4.70m max x 4.17m max)

**En Suite Shower Room**

6'8 x 6'5 (2.03m x 1.96m)

**Bedroom 2**

13'1 max x 10'4 (3.99m max x 3.15m)

**Parking**

Allocated and numbered '67' parking space.  
Further visitor spaces available denoted by a 'V'

**Communal Facilities**

Dustbin store. Bicycle store. Various communal green spaces.

**Tenure**

Leasehold 155 years from 2005. Annual service charge £912.60. £200 per annum ground rent.

**Council Tax**

Band B





**Flood Risk**

Low risk from surface water. Very low risk from rivers and sea.

**Mobile Coverage**

Limited coverage from EE, O2 & Vodaphone

**Broadband Connectivity**

Openreach and Wightfibre networks. Ultrafast fibre available.

**Construction Type**

Cavity wall built

**Services**

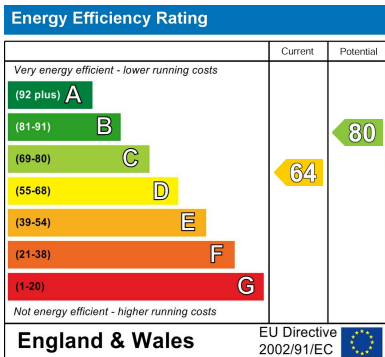
Unconfirmed electric, water and drainage

**Agents Note**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



GROSS INTERNAL AREA  
 FLOOR 1 3.4 m<sup>2</sup> FLOOR 2 40.8 m<sup>2</sup> FLOOR 3 30.2 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 3.3 m<sup>2</sup>  
 TOTAL : 74.4 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**      Date .....      Time .....