



- No Onward Chain & Fully Furnished (if preferred)
- Comfortable 2 Bedroom Accommodation
- Level Walk to Local Shops, Buses & Public House
- D/Glazing & Electric Heating
- Purpose Built First Floor Flat
- Well Presented Interior
- 5 Minutes from Appley Park & Beach
- Private Ground Floor Entrance
- Allocated Parking
- Stylish Open Plan Living Space

5 Amherst Place, Ryde, PO33 1FE

£149,950

Situated in the charming suburb of Elmfield, Ryde, this well-presented first-floor flat offers a delightful living experience in a purpose-built development constructed in 2005. Spanning an impressive 638 square feet, the property features two comfortable bedrooms, making it an ideal choice for first-time buyers, those looking to downsize, or anyone seeking a convenient lifestyle.

Upon entering, you will appreciate the private ground floor entrance that leads you to a stylish open-plan living space. This area is thoughtfully divided into a cosy lounge/diner and a modern kitchen, creating a perfect environment for both relaxation and entertaining. The flat is part of a well-managed development, ensuring a pleasant living experience.

One of the standout features of this property is the allocated parking for one vehicle, providing added convenience in this bustling area. The location is particularly advantageous, with a short, level walk leading you to local shops, bus routes, a public house, and a post office. For those who enjoy the outdoors, the beautiful Appley Park is nearby, offering tree-lined walks that lead to the stunning beach.

In summary, this first-floor flat in Elmfield, Ryde, combines modern living with a prime location, making it a fantastic opportunity for anyone looking to enjoy the best of what this vibrant community has to offer. Don't miss the chance to make this lovely property your new home.



Accommodation

Private Entrance

Recessed Storage

Open Plan Living Space

19'5 x 13'9 average (5.92m x 4.19m average)

Overall Dimensions including:-

Lounge/Diner (14'0 x 13'9)

Kitchen (13'1 x 5'5)

Inner Hall

Loft access

Bedroom 1

13'1 x 10'1 including wardrobe (3.99m x 3.07m including wardrobe)

Bedroom 2

9'6 plus wardrobes x 9'1 (2.90m plus wardrobes x 2.77m)

Bathroom

7'5 x 5'7 (2.26m x 1.70m)

Built in Airing Cupboard

Allocated Parking

Allocated and numbered space within communal car park to rear.

Furniture, Fixtures & Fittings

This flat can be purchased with ALL furniture, crockery, cutlery, linen etc This may well suit someone buying for the first time, as a holiday home or for the sheer ease of being able to move in to a ready made home.

Communal Facilities

Dustbin Storage area. Car park.

Restrictions

Residential letting is permitted. Pets are permitted with permission.

Tenure

Leasehold tenure. 155 years from 2005. Service charge £929.64 per annum. Ground rent £200 per annum. Managing agent Bartley Management.



Council Tax
Band B

Flood Risk
Very Low Risk

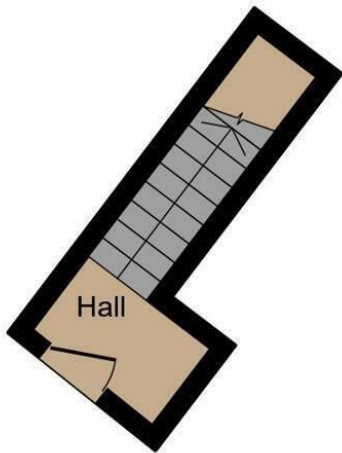
Broadband Connectivity
Up to Ultrafast fibre available.

Mobile Coverage
Coverage includes EE, O2, Three & Vodafone.

Construction Type
Brick built elevations and tile hung. Timber frame.
Concrete tile roof.

Services
Unconfirmed electric, water, drainage & broadband.

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.



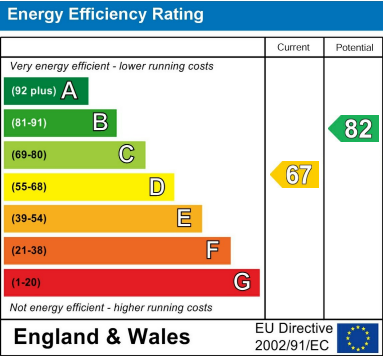
Ground Floor



First Floor

Total floor area 59.2 m² (638 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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