



West Hill Road

Ryde

£125,000



Lancasters

A bright and spacious 1 bedroom apartment, located just outside the town centre. Situated on the 2nd floor providing lovely views towards the sea. Recently refurbished, with new kitchen, bathroom suite and is neutrally decorated throughout. Complete with allocated off street parking. CHAIN FREE. If looking for a Buy To Let this could generate £650pcm giving a gross yield of over 6%. The property is available fully furnished at NO extra cost should a buyer want. (Move in ready)



1 Bedroom Upper Floor Apartment

Entrance

The apartment is accessed via a communal door at the rear of the building. Buzzer entry system. Stairs up to the second floor.

Hall

A welcoming hall opens from the apartments front door. Large built in storage cupboard.

Lounge/Diner 12' 9" x 15' 5" (3.88m x 4.7m) into bay

A large bright dual purpose reception with wonderful views across the town of Ryde and towards the sea. Room enough for reception and dining furniture.

Kitchen 9' 6" x 6' 5" (2.9m x 1.96m)

Recently remodelled with modern wall and floor mounted storage units and contrasting counter tops, with mono-block tiled splash backs. Space and plumbing for white goods.

Bedroom 11' 7" x 9' 2" (3.54m x 2.8m)

A large double bedroom with a side aspect window.

Bathroom

Well appointed with a white suite to include panelled bath and shower over, vanity basin and w/c. Extractor.

Outside

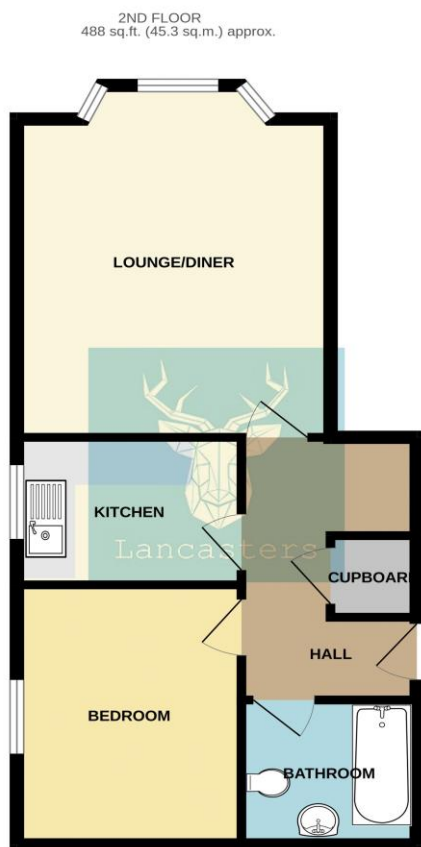
At the rear of the building is a small communal garden and off street allocated parking.

Tenure

Leasehold. 125 years from the 25th March 1990. Ground Rent £100 p.a The service charge is £486 p.a

N.B

The owner is happy to sell the property 'as is' So if desired all furniture can be left for the new owner at NO additional cost.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Tenure: Leasehold
Council: B
EPC: E



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