



19 ESPLANADE RYDE, PO33 2AL

£220,000
LEASEHOLD

A well presented 2 bedroom apartment with SUPERB VIEWS over The Solent. LIFT for easy access. Offered as CHAIN FREE, Parking available and close to all amenities and the SANDY beaches of Ryde.

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19 ESPLANADE

- 2 bedroom apartment • FABULOUS SOLENT VIEWS • Lift for easy access • Parking available. • CHAIN FREE



The accommodation with approximate measurements:

Security door to:

Communal entrance

This is a secure entry door leading to a communal area and stairs and lift to all apartments.

Door to

Hallway

Radiator. Secure entry phone. Consumer unit. Door to:

Lounge / Dining room 24'6" x 11'11"

Bright airy room with a double glazed Bay sash windows to the front aspect with fabulous views of the The Solent and beyond. An additional window to the rear aspect. Two radiators. Open archway to :

Kitchen 10'9" x 7'5" (max)

Matching wall, base, display and drawer units. Fitted Bosch electric oven and Stoves gas hob. Stainless steel sink and drainer with mixer tap. Space for washing machine and fridge/freezer. Wall hung British Gas boiler. Double glazed sash window to rear aspect. Radiator.

Bedroom 9'6" x 12'6"

Double glazed sash windows to front aspect. Radiator. Fitted wardrobes, bedside cabinets and over head storage.

Bedroom 9'4" x 11'6" plus 7'8" x 6'1"

Fitted wardrobes with matching chest of drawers

and shelving. Radiator. Double glazed sash bay window with superb views over the Solent and over to The Spinnaker tower.

Shower room 6'1" x 10'7"

Double glazed sash window to rear aspect. Over sized walk in shower. Low level WC. Hand basin with vanity storage. Heated towel rail. Tiled walls. Cupboard with shelving.

Additional information

Council Tax: Band B

Tenure: leasehold 125 years from 1996

Fees:

Management fee £2600. TBC

Ground rent: £100

No holiday letting

No animals without the managements permission.

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GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



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Valuing people, not just property

TOTAL FLOOR AREA: 843 sq.ft. (78.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements