



**MARVINS**  
ESTATE AGENTS



## FLAT B SANDRINGHAM 29 THE STRAND, RYDE, PO33 1JF PRICE £150,000

**INVESTMENT BUYERS ONLY** - A superb opportunity to purchase a lower ground floor apartment in a most handsome building situated towards the Apply end of The Strand and therefore within easy distance of the beaches and cafes etc. The property also offers a short walk to the Hovercraft service and Wightlink Fast Cat service to Portsmouth with train connections to London. The property is offered to investors only, with a tenant in situ, currently paying £650 pcm.

### COWES OFFICE

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# FLAT B SANDRINGHAM 29 THE STRAND, RYDE, ISLE OF WIGHT PO33 1JF

Communal hallway with Entrance Door to Flat B

Hallway with doors off to:

## LOUNGE

16'2" x 13'5" (4.93m x 4.09m)

Double glazed window to the front. Radiator. Laminate wood flooring. Inset spotlights to ceiling.

## KITCHEN

10'5" x 7'0" (3.18m x 2.13m)

Double glazed window to side. Fitted with a range of modern white floor and wall units. Single drainer sink unit with mixer tap over. Integral electric oven and hob with extractor fan over. Inset ceiling spotlights. Space and plumbing for washing machine, tumble dryer and fridge/freezer. Tiled flooring. Combi boiler housed in cupboard.

## BATHROOM

White suite comprising panelled bath, pedestal wash basin and low level WC. Chrome towel rail. Fully tiled walls and floor.

## BEDROOM ONE

13'5" x 9'10" (4.09m x 3.00m)

Sash window. Radiator. Laminate wood effect flooring.

## BEDROOM TWO

10'5" x 8'5" (3.18m x 2.57m)

Double glazed window. Radiator. Laminate wood effect flooring.

## OUTSIDE

Shared courtyard with next door.

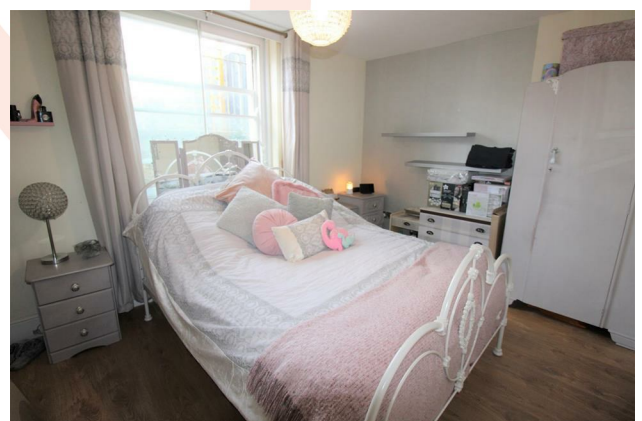
## TENURE

Lease 125 years from 24th June 2009.

Service charge approximately £600 per annum payable in two instalments. Includes Building Insurance.

## COUNCIL TAX

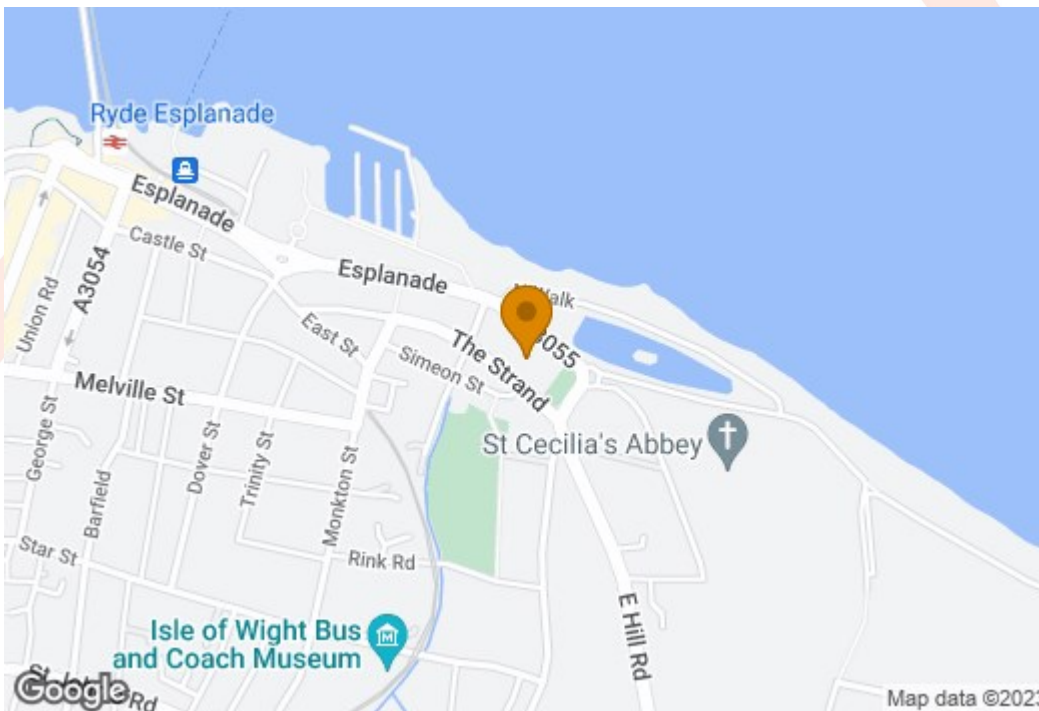
Council tax band B



### Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

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

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