



MARVINS
ESTATE AGENTS



RAVENSWOOD APPLEY RISE, RYDE, PO33 1LF **OFFERS IN THE REGION OF £89,950**

OFFERS INVITED. Bijou studio flat with far-reaching views of Ryde and the Solent, in the much sought after Appley area of Ryde. All you require for a 'bolthole' residence, or a small but delightfully presented flat, with lovely high ceilings giving an airy and spacious feel. Long lease (now 997 years) and a yearly fee (this year already paid at £624), it represents excellent value in the current market. Parking is on a first come basis and there is room for seven vehicles with no parking restrictions on the road. To the rear of the property there is communal gardens. Offered chain free this home is convenient for Ryde seafront, beaches and the Esplanade. Viewing recommended by appointment.

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RAVENSWOOD APPLEY RISE, RYDE, ISLE OF WIGHT PO33 1LF

Communal entrance door and stairs to second floor.
Entrance door to Flat I.

LIVING ROOM/BEDROOM

15'4 x 13'9 (4.67m x 4.19m)

Two electric radiators. Double aspect with large double glazed bay and side windows with views to the Solent and mainland shore beyond. Built in cupboard and recess.

KITCHEN

4'8 x 7'1 (1.42m x 2.16m)

Fitted with floor and wall cupboards with bevel edged work tops. Inset stainless steel sink unit with mixer tap over. Space for fridge. Electric cooker point. Kickboard fan heater. Stainless steel splashback to cooking area. Double glazed window.

SHOWER ROOM

6'1 x 4'6 (1.85m x 1.37m)

Low level WC. Good size shower cubicle and Triton shower. Fitted with wash basin. Plumbing for washing machine available below.

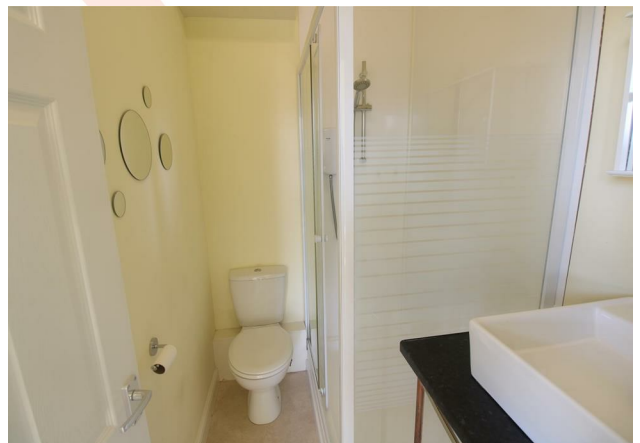
OUTSIDE

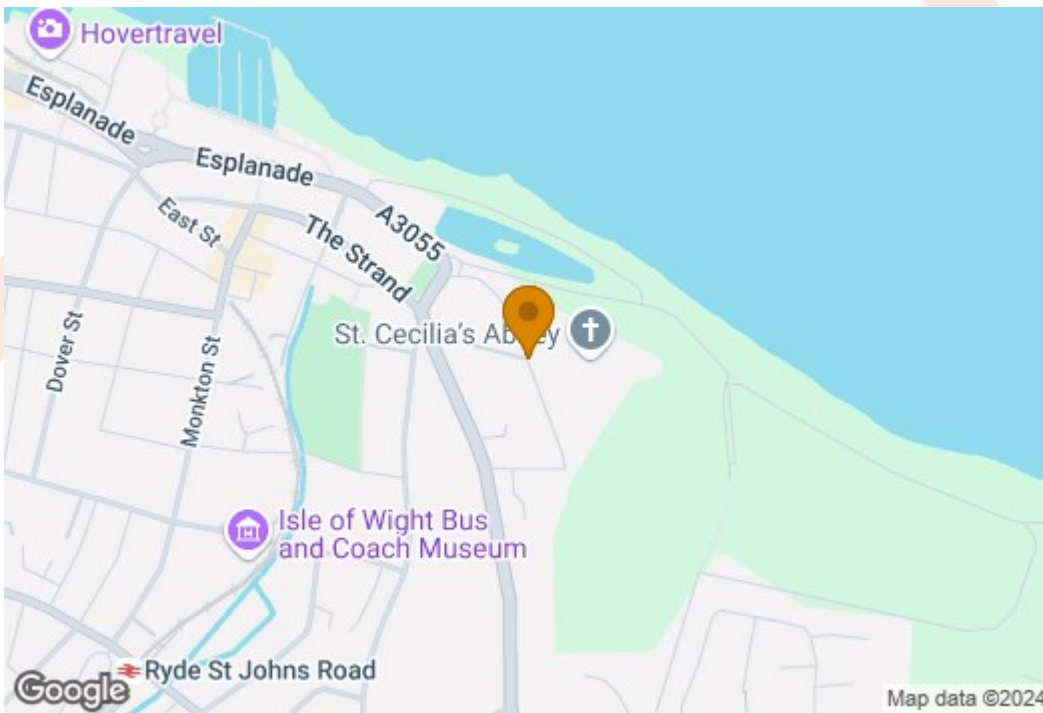
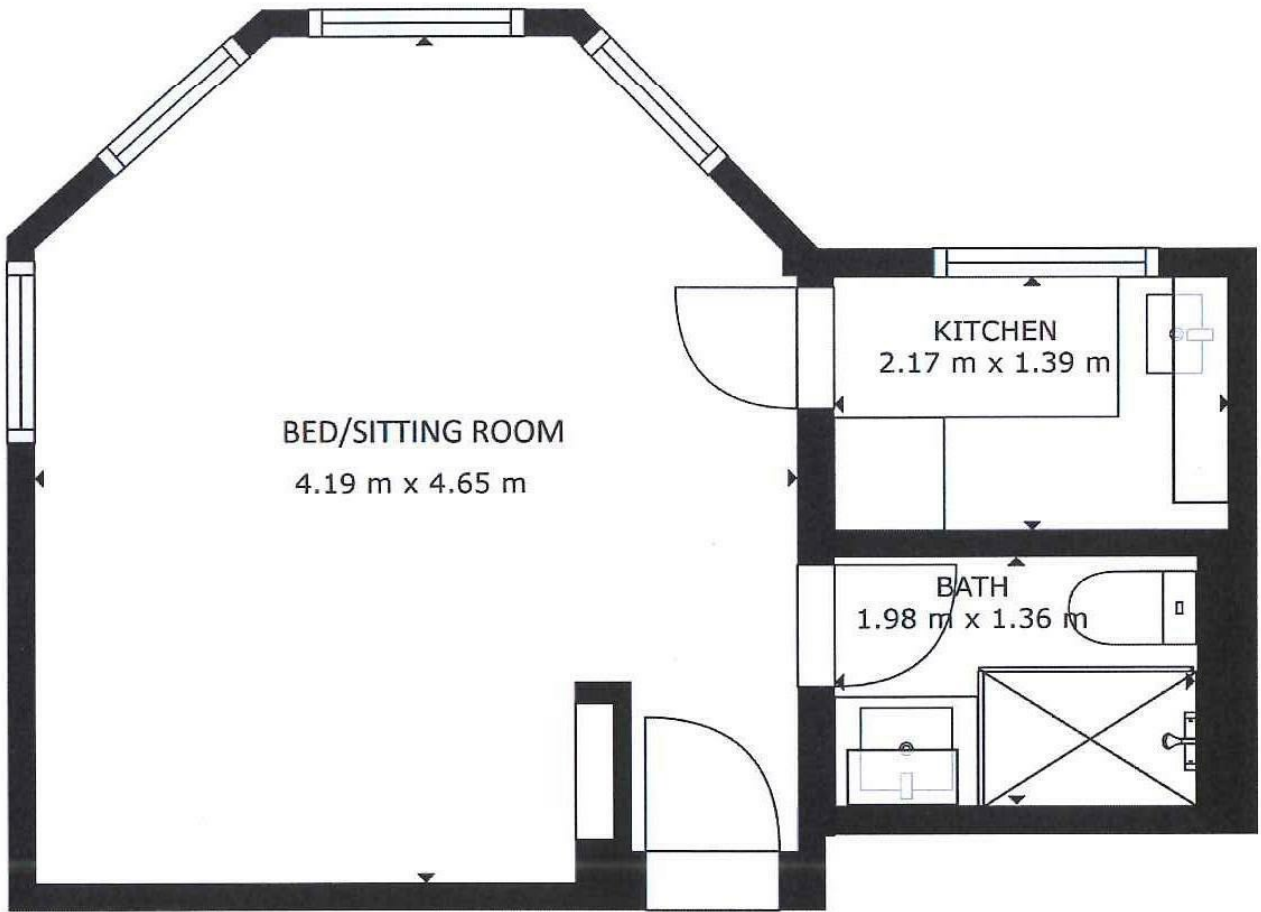
Attractive communal gardens to rear. Residents car parking. Easy access to Ryde beaches and seafront.

TENURE

Leasehold - Balance of 999 from 2022. Service charge including building insurance and maintenance £624.00 per annum. includes building insurance Peppercorn Ground rent

Council tax band A. Holiday letting allowed, Pets by consent.





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		
	63	73
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		
EU Directive 2002/91/EC		

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