



Guide Price £155,000

6 SOLENT COURT, ESPLANADE, RYDE, ISLE OF WIGHT, PO33 2AL



## **MOMENTS FROM THE SEA FRONT!**

**A central and conveniently located ONE BEDROOM first floor apartment with garden, plus great Esplanade and SEA VIEWS. Solent Court was converted into a smart, well maintained residential block circa the late 1990s and stands in a prominent position on The Esplanade. The well appointed accommodation also comprises a dual aspect sitting/dining room with open plan aspect into the fitted kitchen, as well as a shower room, and is ideally placed for the convenience of Ryde town centre with its independent shops and eateries, Island and mainland transport links and the beautiful long stretch of beaches. Further benefits include GAS CENTRAL HEATING, double glazing, a private storage cupboard plus PARKING. This CHAIN FREE residence is also served by a LIFT and therefore makes the ideal apartment for anyone wishing to downsize or acquire a 'pied a terre' by the sea.**

### **ACCOMMODATION:**

Communal entrance door to smart hallway with individual apartment post boxes. Stairs and lift to the first floor. Private door to No. 6.

### **HALLWAY:**

The private front door leads to the hallway with rooms leading off. Fitted carpet, radiator, entry phone, thermostat and fitted cupboard.

### **SITTING ROOM:**

A bright room situated on the corner of the block with South and East facing double glazed windows. Double glazed doors with Juliet balcony which over-looks the communal garden and offers lovely Esplanade and sea views. Fitted carpet. Double radiators x 2. Archway to kitchen.

### **KITCHEN:**

A well fitted, compact kitchen with eye level and base units in white with contrasting worktops incorporating stainless steel sink unit. Fitted oven, and gas hob. Space and plumbing for washing machine and fridge. Wall mounted 'Worcester Bosch' combination boiler. Vinyl flooring. Double glazed window with lovely sea and Esplanade views.

### **BEDROOM:**

A double bedroom with fitted carpet. Double radiator. Double glazed bay window over-looking Castle Street.

### **SHOWER-ROOM:**

Fully tiled internal shower room comprising step up shower cubicle with electric shower unit; wash basin; low flush WC. Storage cupboard and vinyl flooring.

### **GARDEN:**

There is a residents lawned garden to the side of the residence.

### **PARKING:**

A parking space within the residents' car park.

### **TENURE:**

Leasehold: 125 years from 25/12/96. NOTE: Lease in the process of being extended to 999 years

Management Fees: 2025 fee: £1748.04 to include building/grounds maintenance, buildings insurance, lift servicing.

Ground Rent: £100 p.a.

Restrictions: No holiday lets or pets are permitted within the lease

### **OTHER PROPERTY FACTS:**

Conservation Area: Yes

Listed Building: No

Council Tax Band: B

Energy Performance Rating: C

Flood Risk: Low

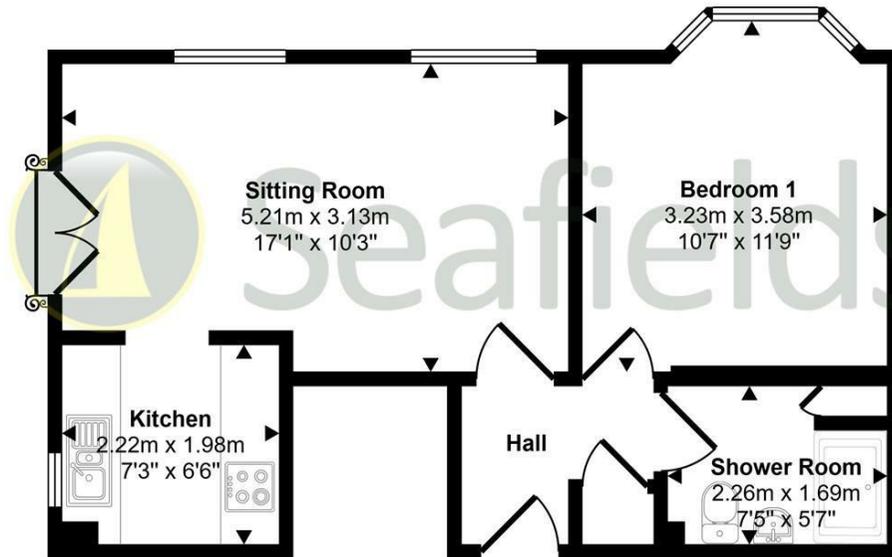
Owner's situation: Chain Free

Storage: An additional 'broom' cupboard belonging to No. 6 on the second floor landing (accessible by lift or stairs).

### **DISCLAIMER:**

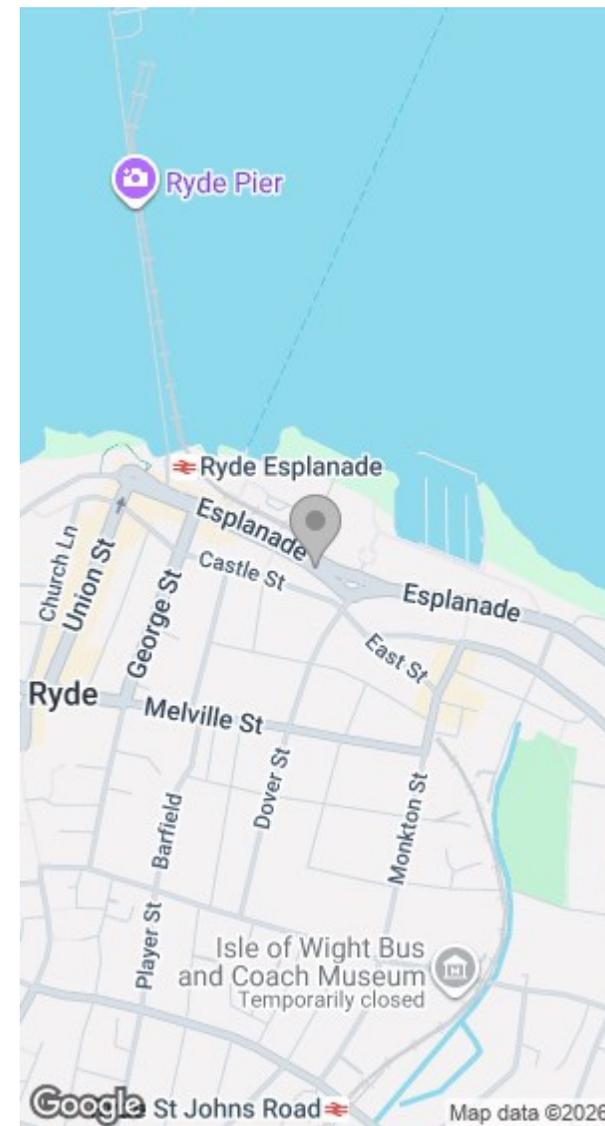
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in the details are to be relied upon as statements of fact.

Approx Gross Internal Area  
39 sq m / 420 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

