



Guide Price £159,000

FLAT 1, SALSETTE COURT, 30 THE STRAND, RYDE, PO33 1JH



Seafields

## **SPACIOUS, BRIGHT AND MOMENTS FROM SEA FRONT!**

An impressive **GROUND FLOOR** apartment within **Salsette Court**, a very short stroll away from the beautiful sandy beaches and coastal walk ways of Ryde, plus the community swimming pool and eateries - as well as the host of town amenities and Island/mainland passenger transport links. Offering well presented accommodation with neutral decor throughout, this **CHAIN FREE** residence comprises a very well proportioned sitting room (over-looking and leading to the lawned grounds), separate fitted kitchen/diner, **2 BEDROOMS** plus modern bathroom. There are several benefits to this apartment, some of which are the double glazed windows, communal **LAWNEED GARDENS**, plus a private **GARAGE**. Certainly an ideal first, second, investment or retirement home - offering great convenience and easy to maintain level living. Viewing essential to appreciate!!

### **ACCOMMODATION:**

Door to large communal hall. Door to deep storage cupboard. Private door into No. 1:

### **ENTRANCE HALL:**

A welcoming, carpeted entrance hall with doors to all rooms. 2 x storage cupboards, one housing immersion heater. Shelving unit. Ceiling light. Electric heater. Doors to:

### **SITTING ROOM:**

A well proportioned carpeted room with sliding double glazed patio doors leading to front patio area. Electric fireplace and surrounds. Storage heater. Ceiling light.

### **KITCHEN/DINER:**

Modern kitchen comprising smart range of cupboard and drawer units with contrasting work surfaces over incorporating inset 1.5 bowl sink unit. Integral cooker and space for tall fridge/freezer, washing machine and dishwasher. Dining area with storage heater. Double glazed windows x 2 to rear offering ample natural light to flow through.

### **BEDROOM 1:**

A carpeted double bedroom with double glazed window to front. Built in wardrobe. Electric heater. Ceiling light.

### **BEDROOM 2:**

A second carpeted smaller double bedroom with double glazed window to front. Built in wardrobe. Ceiling light.

### **BATHROOM:**

Fully tiled room with suite comprising bath with electric shower over, wash hand basin and w.c. Obscured window to side with fitted roller blind. Heated towel rail. Mirrored storage unit. Large cupboard for storage. Shaver point. Extractor fan.

### **COMMUNAL GARDENS:**

Surrounding Salsette Court, there are good sized lawn gardens - shared between the residents.

### **GARAGE:**

The apartment benefits from a garage en bloc (the first in the row) with up and over door, accessed via the rear of the apartment block.

### **TENURE:**

Long Leasehold (999 years w.e.f. 1970) with Share of Freehold

Annual Management Fee: £2100 to include roof fund

Ground Rent: Nil

Restrictions: No holiday/Air B&B lets although Assured Periodic Tenancies are permitted

### **OTHER PROPERTY FACTS:**

Conservation Area: Yes

Flood Risk: Low

Council Tax Band: B

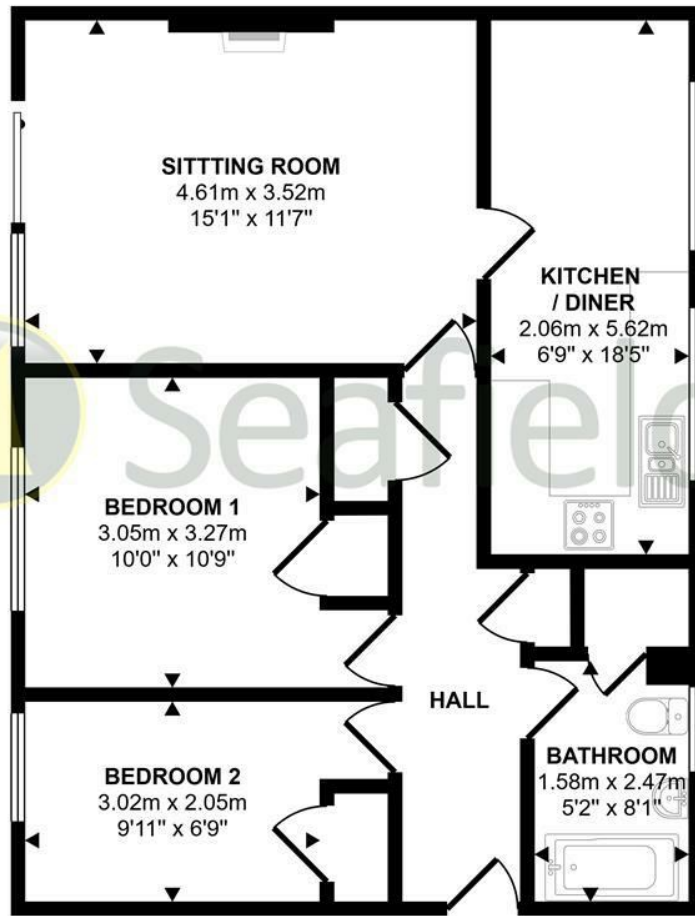
EPC Rating: E

Seller's situation: No chain

### **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 these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
62 sq m / 672 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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	79		
	45		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

