Guide Price £110,000

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

Seafields

PRICED TO SELL!! GROUND FLOOR CHAIN FREE RESIDENCE!

AN IMPRESSIVE APARTMENT 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 2 BEDROOM 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 plus modern bathroom. There are several benefits to this apartment, some of which are the double glazed windows, communal LAWNED GARDENS, plus a private GARAGE.

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 natura 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 sidr with fitted roller blind. Heated towel rail. Mirrored storage unit. Large cupboard fir storage. Shaver point. Extractor fan.

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

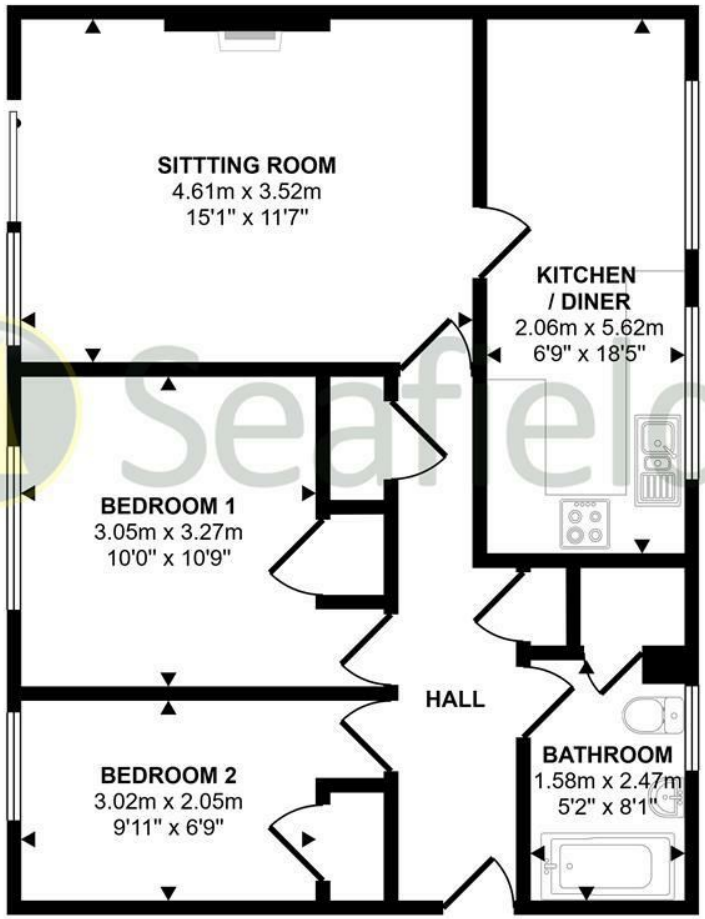
GARAGE:
The apartment benefits from a garage en bloc (the first in the row) with up and over door, accessed via the rear of the apartment block.

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

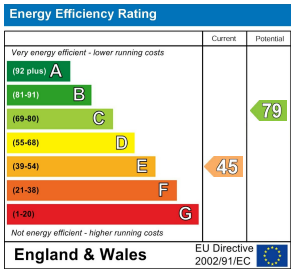
DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

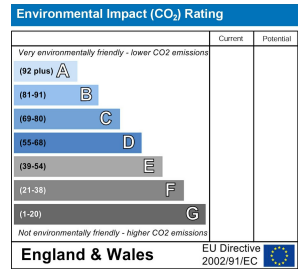
Approx Gross Internal Area
62 sq m / 672 sq ft



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.





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