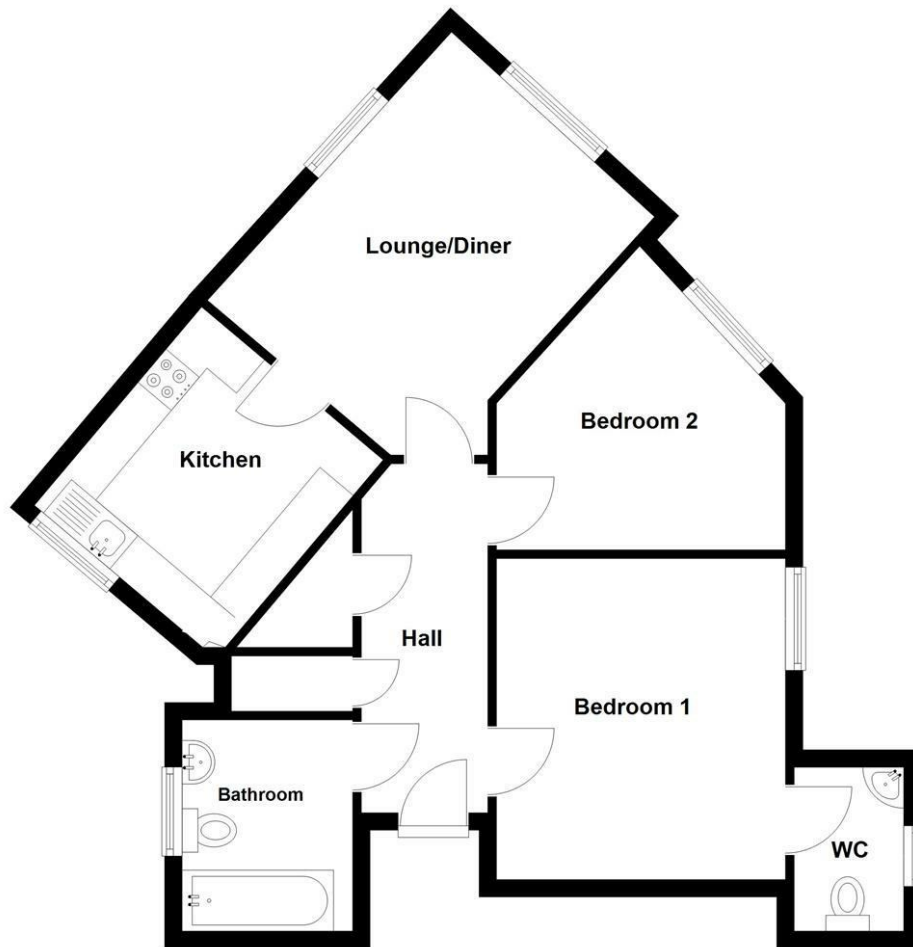


Second Floor



Floorplans are not to scale and for guidance only

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		
England & Wales		
		EU Directive 2002/91/EC

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

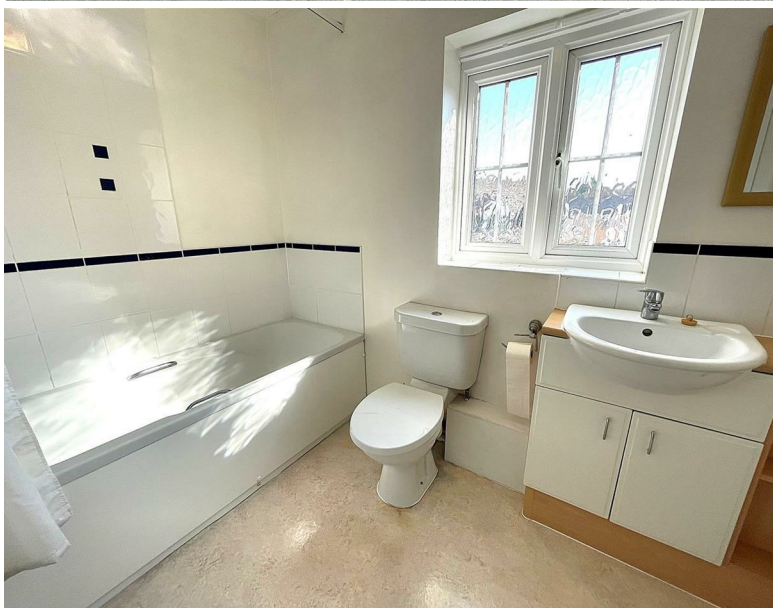
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



74
AMHERST PLACE
RYDE
PO33 1FF

£129,950



01983 868 333
www.arthur-wheeler.co.uk



- CHAIN FREE • 2ND/TOP FLOOR FLAT • 2 BEDROOMS (ONE WITH EN-SUITE WC) • UPVC DOUBLE GLAZING • CLOSE TO LOCAL STORE • OUTSKIRTS OF RYDE

A purpose built 2nd/Top Floor flat being located on the outskirts of Ryde and offering convenient access to the Tesco superstore and Appley Beach. The accommodation is warmed by electric heating and benefits from uPVC double glazed windows and security entry intercom. Outside is an allocated car parking space.

ENTRANCE HALL

With airing cupboard.

LOUNGE/DINER 14' x 10'4 (4.27m x 3.15m)

KITCHEN 9'3 x 9'2 (2.82m x 2.79m)

BEDROOM 1 12'1 x 10'11 (3.68m x 3.33m)

With En-Suite WC with corner basin

BEDROOM 2 11'6" x 11'3" (3.51m x 3.43m)

Irregular shape

BATHROOM

OUTSIDE

Allocated Off Road Parking for one vehicle.

SERVICES

Mains Electric, Water & Drainage

TENURE - Leasehold

Lease term of 155yrs with 135yrs remaining.

The current ground rent is £100 per half year.

The current service charge is £731.20 per half year.

COUNCIL TAX - Band B

