ryde@wright-iw.co.uk

wright
estate agency

- No Onward Chain
- 500 Yards from Beach & Appley Park
- Underfloor Heating & D/Glazing
- Well Managed Purpose Built Block of 4 Flats
- Beautifully Presented 1st Floor Flat
- Allocated Parking
- Stylish Bathroom & En Suite Shower Room
- Comfortable 2 Bedroom - 1 En Suite Accommodation
- Perfect Location for Coastal Living
- Smart, Well Appointed Kitchen

Flat 4, Ampthill House East Hill Road, Ryde, Isle of Wight, PO33 1LL

£169,950

Situated off East Hill Road in the charming town of Ryde, this delightful first-floor flat offers a wonderful opportunity for those seeking a coastal lifestyle. Just a mere 500 yards approx from the stunning sandy beaches, and even closer to the serene surroundings of Appley Park, this property is perfectly positioned for both relaxation and recreation.

Spanning an impressive 635 square feet, the flat boasts a beautifully presented interior that invites you to move in with ease. The spacious reception room provides a welcoming atmosphere, ideal for entertaining or simply unwinding after a long day. With two well-appointed bedrooms, including a principal suite featuring a stylish en suite shower room, comfort and convenience are at the forefront of this home. The main bathroom is equally modern and thoughtfully designed, ensuring that all your needs are met.

Constructed circa 2011, this property benefits from contemporary finishes and a layout that maximises space and light. The peaceful setting enhances the appeal, making it an excellent choice for those seeking a permanent residence, a holiday retreat, or even a convenient base for commuters.

Additionally, the flat includes parking for one vehicle, adding to the practicality of this lovely home. Whether you are drawn to the allure of coastal living or the tranquillity of the surrounding area, this flat off East Hill Road is a splendid option that promises a delightful lifestyle by the sea.

Accommodation

Communal Entrance
Secure Entry System

First Floor Landing

Entrance Hall
Loft Hatch

Built-in Storage

Lounge/Diner
13'11" x 12'10" (4.24m x 3.91m)

Kitchen
10'0" x 8'0" (3.05m x 2.44m)

Bedroom 1
11'4" plus wardrobes x 8'8" (3.45m plus wardrobes x 2.64m)

En-Suite Shower Room
7'8" x 3'2" (2.34m x 0.97m)

Bedroom 2
10'0" x 9'2" plus wardrobes (3.05m x 2.79m plus wardrobes)

Bathroom
6'4" x 5'8" (1.93m x 1.73m)

Parking
Allocated space within communal car park

Communal Facilities
Secure entry system, Well maintained communal entrance and hallways. Dustbin storage area. Lockable post boxes.

Tenure
leasehold 125 years from 1/1/2011. Service charge currently £1437. Ground rent £200 per annum. The 4 flat owners have exercised the Right to Manage so they control the management of the building and the related costs.

Council Tax
Band B

Furniture
The furniture in the flat can be negotiated should this be of interest to the incoming buyer.

Restrictions
Residential letting is permitted. Holiday letting not permitted. No pets.

Construction Type
Cavity wall

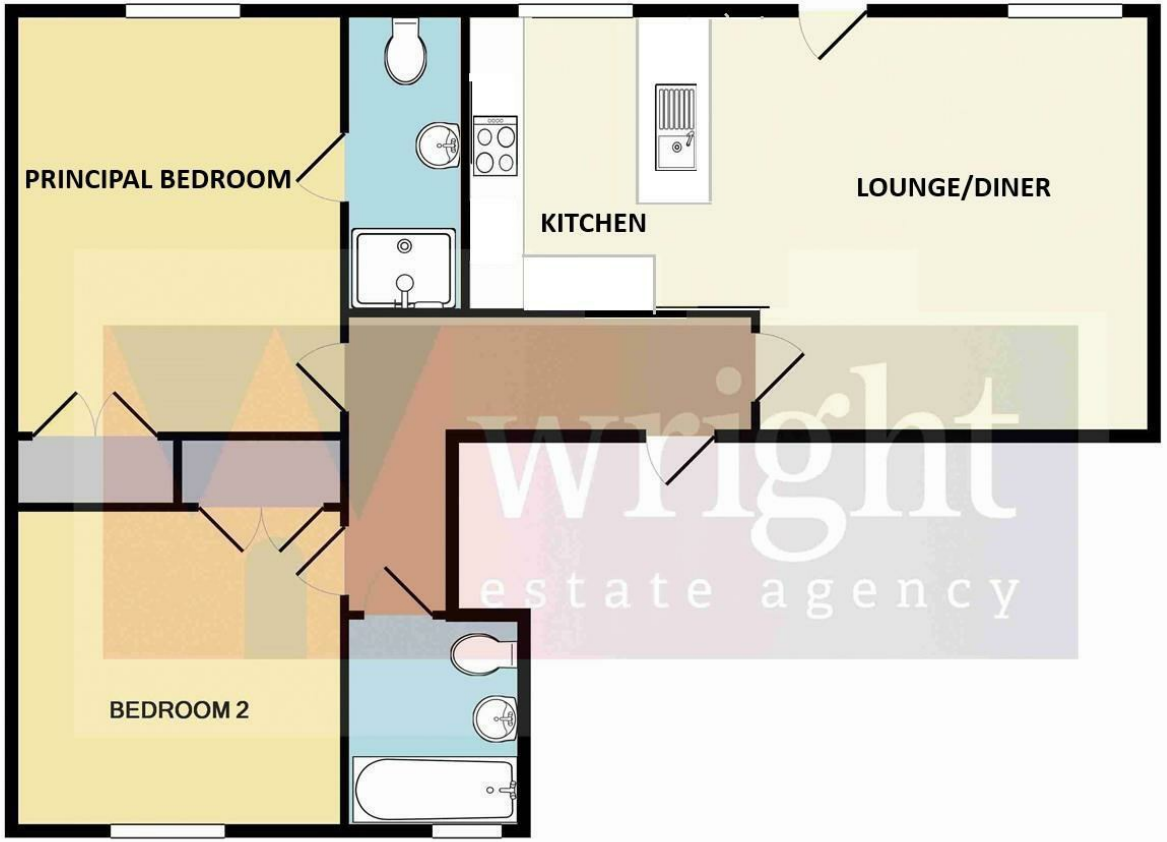
Flood Risk
Very Low Risk

Mobile Coverage
Limited Coverage: EE, Three, Vodafone & O2

Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast Fibre available.

Services
Unconfirmed gas, electric, water and drainage

Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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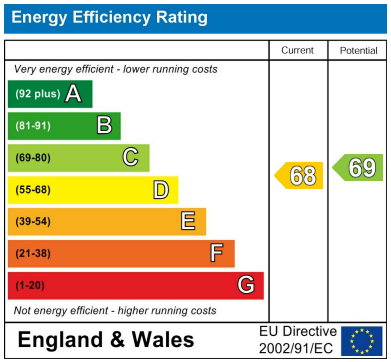

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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