



- No Onward Chain
- Comfortable 1 Double Bedroom Accommodation
- Allocated Parking Space
- Gas C/Heating, Heat Recovery System & D/Glazing
- Beautifully Refurbished Lower ground Floor Flat
- Private Entrance
- Garden Areas Either Side of Entrance (see notes)
- Generous 18'3 Lounge/Diner
- New Kitchen, Decor, Shower room & Flooring
- Close to Beach & Appley Park

Flat D, Amphill East Hill Road, Ryde, PO33 1LL

**£138,950**

Found in the charming coastal town of Ryde, this beautifully refurbished lower ground floor flat offers a perfect blend of modern living and Victorian elegance. Spanning an impressive 610 square feet, this one-bedroom property is situated within a converted Victorian building, providing a unique character that is hard to find.

As you enter through your own private entrance, you will be greeted by a smart and contemporary interior that has been meticulously designed to create a fresh and inviting atmosphere. The flat features a spacious reception room, ideal for relaxing or entertaining, and a well-appointed shower room that complements the modern aesthetic.

One of the standout features of this property is the heat recovery ventilation system, ensuring a comfortable living environment year-round. The flat also benefits from parking for one vehicle, adding to the convenience of this delightful home.

The location is truly exceptional, with the stunning beach and the lush surroundings of Appley Park just a stone's throw away. This proximity to nature offers an ideal outdoor lifestyle, perfect for leisurely strolls or invigorating beach days.

In summary, this lower ground floor flat in Ryde presents a fantastic opportunity for those seeking a stylish and low-maintenance home in a prime coastal location. With its great features and superb setting, it is an ideal purchase for first-time buyers or those looking to downsize. Don't miss the chance to make this exquisite property your own!



# Accommodation

## Private Entrance

### Lounge/Diner

18'3 x 13'10 max (5.56m x 4.22m max)

### Utility Room/Breakfast Room

8'9 x 5'5 (2.67m x 1.65m)

### Kitchen

7'2 x 6'10 (2.18m x 2.08m)

### Rear Lobby

### Bedroom

14'1 x 12'4 including wardrobes (4.29m x 3.76m including wardrobes)

### Shower Room

8'7 max x 5'3 max (2.62m max x 1.60m max)

### Garden

Either side of the private entrance to the flat sit two garden areas. The incoming buyer has the option to have sole use of these along with the responsibility to maintain them or leave them to the responsibility of the freeholder and management of the building. This can be decided at point of sale.

### Parking

An allocated parking space sits directly in front of the flat within the car park area.

### Communal Facilities

Dust bin storage area. For wheelie bins.

### Tenure

Leasehold. New 125 year lease will be granted to the incoming buyer. Ground rent is £200 per annum. Service charge is £100 per month. Freehold and management vested in Ampthill House Ltd.



**Council Tax**  
Band A

**Flood Risk**  
Very Low Risk

**Mobile Coverage**  
Coverage includes EE, O2, Three & Vodafone

**Broadband Connectivity**  
Up to Ultrafast fibre available

**Construction Type**  
Stone elevations with rendered quoins. Slate roof.  
Cavity or solid walls.

**Services**  
Un-Tested gas, electric, water and drainage.

**Agents Note**  
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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 56.7 m<sup>2</sup>  
EXCLUDED AREAS : REDUCED HEADROOM 1.2 m<sup>2</sup>  
TOTAL : 56.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**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 Tomlesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

**Viewing:** Date ..... Time .....