

Viewing strictly by appointment with the sole selling agent Fox & Home

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Fox & home

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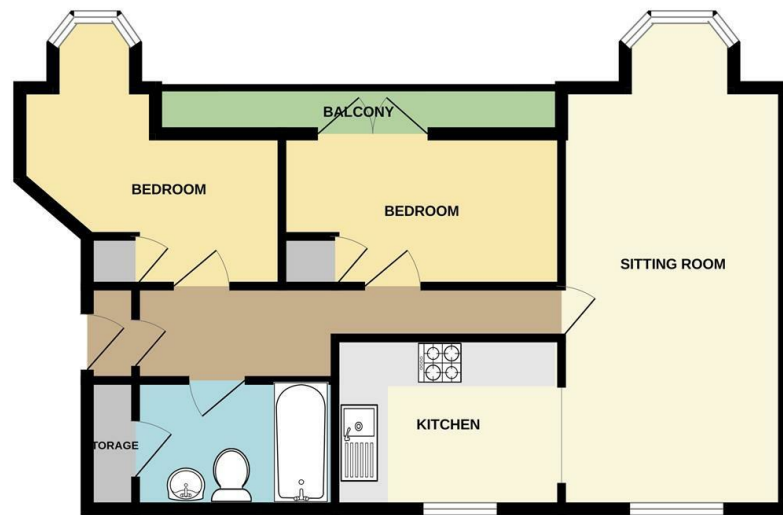
Flat 16, Solent Court, Esplanade,

Ryde, PO33 2AL

£250,000

This well presented two bedroom flat is part of the iconic Solent Court complex, situated on Ryde Esplanade. Positioned on the first floor, this apartment is part of the original Victorian Hotel and has the benefit of the balcony across along with the sea and mainland views. The flat is double glazed and centrally heated, whilst all local amenities are close to hand, including the high street shops, doctors surgery, beaches and the mainland ferry links. The complex also benefits from having a lift. Opportunities like this don't come up very often, with this flat being offered for sale for the first time in over 25 years. Chain free.





FIRST FLOOR
596 sq.ft. (55.3 sq.m.) approx.

TOTAL FLOOR AREA: 596 sq.ft. (55.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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Communal front door with entry phone to:

Communal Hall:

Lift and stairs to first floor. Door to Flat 16.

Hall:

Good sized reception area with doors off to various rooms. Radiator.

Lounge/Diner 24'6" (into bay) x 12'6" (max) (7.47m (into bay) x 3.81m (max))

This light room benefits from a large UPVC bay window to the front which provides views across the Solent to Portsmouth. Further UPVC double glazed window to the rear. Two radiators. High ceiling. Covings. Space for a dining table and chairs as well as sofas and armchairs etc. Arch to:

Kitchen 10'6" x 6'3" (3.20m x 1.91m)

Fitted with a range of floor and wall units with easy wipe work surfaces. Inset cooker and hob. Space for a washing machine. Stainless steel sink unit. Space for fridge. Wall mounted boiler. UPVC double glazed window to the rear. Radiator.

Bedroom One: 11'0" x 9'3" (max measurements) + 8' x 6' (max are (3.35m x 2.82m (max measurements) + 2.44m x 1.83m)

This double bedroom is split into two distinct areas with the first part having space for a double bed with built in wardrobes and the second part has a large UPVC bay window where you can sit and watch the world go by whilst also looking out to sea and Portsmouth beyond. Radiator.

Bedroom Two: 12'9" x 9'3" (3.89m x 2.82m)

A very useful second bedroom with UPVC double doors leading out to a personal balcony that has views of the sea and mainland beyond. Radiator. Built-in cupboard.

Bathroom:

White suite comprises: Panelled bath with shower over, wash hand basin and low level WC. Radiator. Linen cupboard.

Outside:

There is use of the communal gardens.

Parking:

There are parking spaces to the front, side and rear for residents use.

Tenure: Leasehold - 999 Year lease - Service Charge Approx. £3,000 p/a

- Ground Rent £100 p/a.

EPC: C

Council Tax Band: B

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Council Tax Band: Band B EPC Rating: C