



Guide Price £350,000  
5 APPLEY SANDS, APPLEY RISE, RYDE, PO33 1LE



## SEASIDE APARTMENT WITH STUNNING SOLENT VIEWS!

This immaculately presented coastal home is ideally situated in a prime Ryde location, offering fantastic views from a full width BALCONY over-looking the Canoe Lake and extending out across the Solent. The property features 2 DOUBLE BEDROOMS, including a principal bedroom with direct balcony access and a contemporary EN SUITE shower room. The bright and spacious sitting room benefits from French doors that open onto the balcony, creating a seamless connection between indoor and outdoor living. A modern fitted kitchen comes complete with integrated appliances, while a well appointed main bathroom serves the second bedroom. Additional benefits include gas central heating, double glazing throughout and an ALLOCATED PARKING space within a secure development. Perfectly positioned to enjoy the very best of its waterfront setting, this exceptional apartment truly embodies the essence of 'location, location, location' and must be viewed to be fully appreciated!

### ACCOMMODATION:

A well maintained apartment block with intercom access at the communal door. Once entering the building, a small set of stairs will lead you to the front door of No 5.

### ENTRANCE HALLWAY:

A large welcoming entrance hallway with laminate flooring and spacious storage cupboards x 2. Radiator. Ceiling light. Doors to all rooms.

### SITTING ROOM:

A superbly proportioned bright yet cosy carpeted sitting room with double glazed French doors and windows x 2, as well as a further window to the side aspect, providing an amazing outlook towards the Solent and mainland beyond. The French doors open onto a private decked balcony. Radiators x 2. Ceiling light. Door to:

### KITCHEN:

A well equipped kitchen with laminate flooring and integrated appliances including oven and induction hob with extractor fan; washing machine; dishwasher; fridge/freezer. Wood effect units provide ample storage with contrasting grey marble effect worktop with chrome inset 1.5 sink and drainer plus tiled splashbacks. Gas boiler. The room provides space for a dining table and has 2 x double glazed windows to provide plenty of natural light. Ceiling light.

### BEDROOM 1:

A spacious carpeted dual aspect bedroom with part obscured double glazed window to side and French doors opening to the balcony (and the perfect sea view to wake up to!). Ceiling light. Radiator. Door to:

### EN SUITE SHOWER ROOM:

A modern suite comprising fully tiled shower cubicle, wash hand basin and w.c. Tiled flooring. Extractor fan. Heated towel rail. Shaver point.

### BEDROOM 2:

A second double bedroom with continuation of laminate wood flooring from the hallway and double glazed window enjoying yet more Solent views. Ceiling light. Radiator.

### BATHROOM:

A fully tiled room with suite comprising bath with shower over, wash hand basin with chrome taps, plus w.c. Obscured double glazed window to side. Heated towel rail. Ceiling light. Extractor fan.

### BALCONY:

A full width composite decked balcony with incredible views across the canoe lake towards the Solent with views of the Spinnaker tower. The perfect setting for relaxing or al fresco dining.

### PARKING:

An allocated parking space within the Appley Sands residents' carpark accessed via Appley Rise.

### TENURE:

999 Year Lease (980 years remaining)

Service charge: £1,656.48 - To include buildings insurance and maintenance

Restrictions: Holiday lets are not permitted

### OTHER INTERESTING FACTS:

Council Tax Band: D

EPC Rating: B

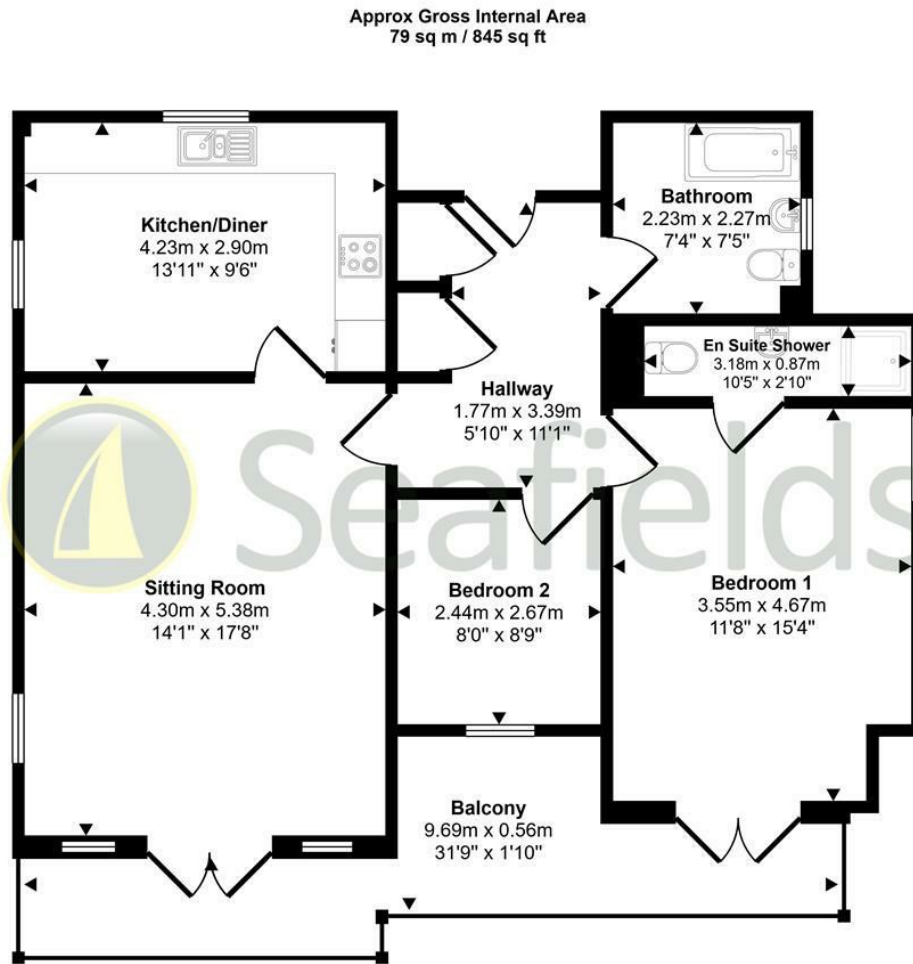
Flood Risk: No

Conservation Area: Yes

There is a communal patio area at the front of the building

### 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.



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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>81</b>	(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

