Guide Price £269,000

11 THE APPLEY, APPLEY RISE, RYDE, PO33 1LE

Seafields

FABULOUS PENTHOUSE WITH BEAUTIFUL VIEWS ACROSS THE SOLENT!

Set within The Appley - a Conservation award winning residence - this top floor APARTMENT offers almost 180 degree SEA VIEWS from across the boating lake to the Spinnaker Tower and beyond. The impressive and tasteful split level interior features a large dining hall/study, dual aspect open plan kitchen/sitting room with BALCONY to front and ROOF TERRACE to the side (with lighting) - the perfect spot for al fresco dining or simply enjoy a morning coffee or evening drink. There are 2 BEDROOMS and 2 BATH/SHOWER ROOMS (one being en suite to the main bedroom). Added benefits included gas central heating, an ALLOCATED PARKING space plus a communal SOUTHERLY GARDEN with bike store and barbecue area. Perfectly positioned moments from the long stretch of beautiful golden sands, as well as a level walk along to Seaview village and Ryde town amenities, The Appley is also convenient for the Rowing Club, community Swimming Pool, great choice of eateries and mainland passenger ferry links. Offered as CHAIN FREE, a viewing is certainly 'a must'.

COMMUNAL ENTRANCE:
Entrance door to well maintained communal hallway with stairs leading to the top (third) floor with private door to Penthouse Apartment 11.

DINING HALL/STUDY:
A few steps up lead to an impressively proportioned vestibule/dining hall - also ideal for use as a study. Carpeted flooring. Security entrance phone. Cupboard housing consumer unit. Steps up to door to Bedroom 2. Further doors to:

OPEN-PLAN SITTING ROOM/KITCHEN:
A bright dual aspect room with double glazed windows to front and side offering a comfortable sitting area, plus open plan aspect into the kitchen. Double glazed French doors to front BALCONY and further glazed door leading to large very secluded side ROOF TERRACE - both offering magnificent views across The Solent and onto the mainland beyond. Stylish wall mounted gas fire.

Stylish kitchen comprising good range of matching cupboard and drawer units with contrasting solid wood work surfaces over. 1.5 bowl sink unit. Integral appliances including stainless steel electric Range oven with 5 ring gas hob and 2 ovens, stainless steel splashback and extractor hood; dishwasher; fridge; freezer and washing machine.

BEDROOM 1:
Double bedroom with double glazed window to front offering sea views. Radiator. Open storage area. Carpeted flooring. Door to:

EN SUITE SHOWER ROOM:
White suite comprising shower cubicle with mixer shower; pedestal wash hand basin with illuminated mirror and shaver point; and low level w.c. Wall mounted toiletry cupboard. Extractor fan. Fully tiled.

BEDROOM 2:
Few steps up (from Hall) to a second bedroom with triple aspect sash windows with secondary glazing and offering far reaching views over the town. Radiator. Carpeted flooring.

BATHROOM:
Luxury white suite comprising 'P' bath with mixer shower over and glass screen; w.c.; pedestal wash basin. Illuminated mirror with shaver point. Built-in storage cupboard/shelving. Fully tiled. Radiator. Extractor fan. Inset downlighters.

OUTSIDE:
As well as the PRIVATE BALCONY and LARGE ROOF TERRACE with outside lighting and electric point, there is a rear (southerly) garden, private to the residents of The Appley and includes a covered 'bike store'.

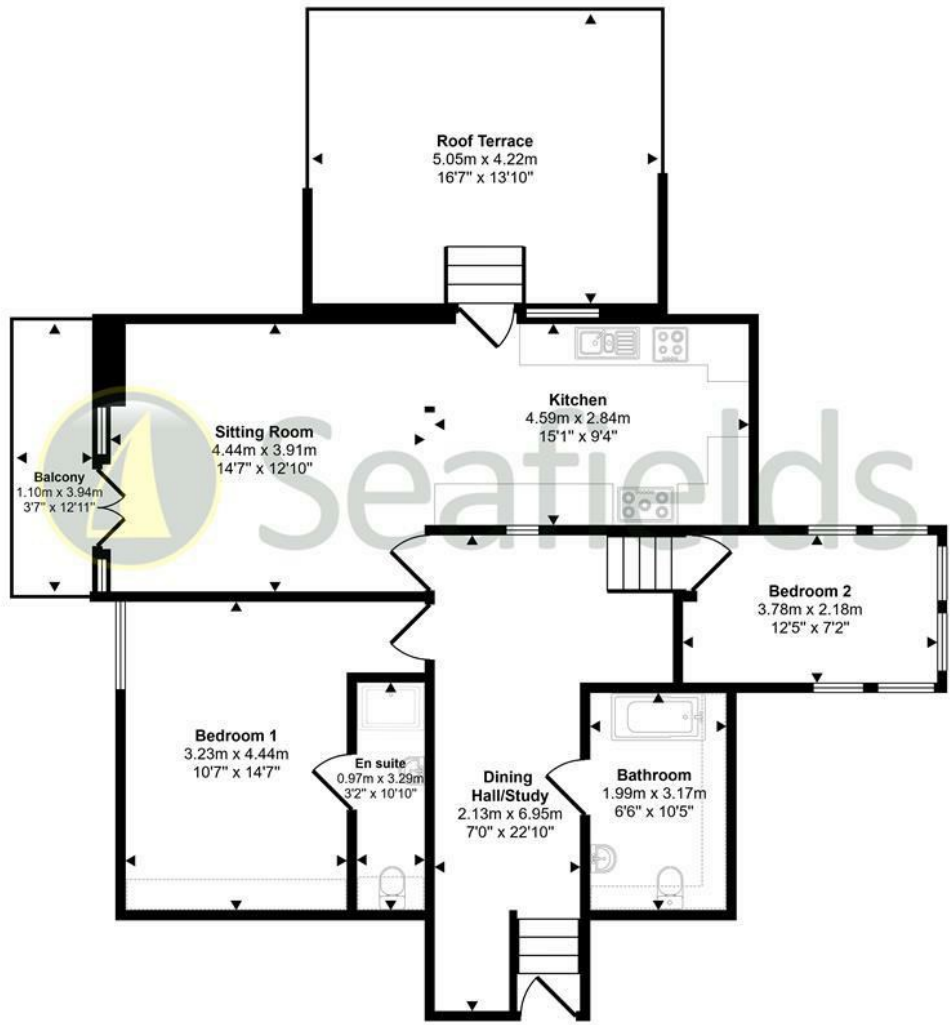
PARKING:
Within the Residents' Carpark, there is an allocated parking space.

TENURE:
Long leasehold: 999 years from 2008 (981 years remain)
Annual management fee: £1500 (incl buildings insurance/maintenance of communal areas).
The Freehold is owned by The Appley Management Company Ltd of which all the residents own a share.
Restrictions: No Holiday Lets or Pets are permitted within the lease.

OTHER PROPERTY FACTS:
Council Tax Band: C
EPC Rating: D (56)
Conservation Area: Yes
Flood Risk: Very Low
Seller's situation: Chain free

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.

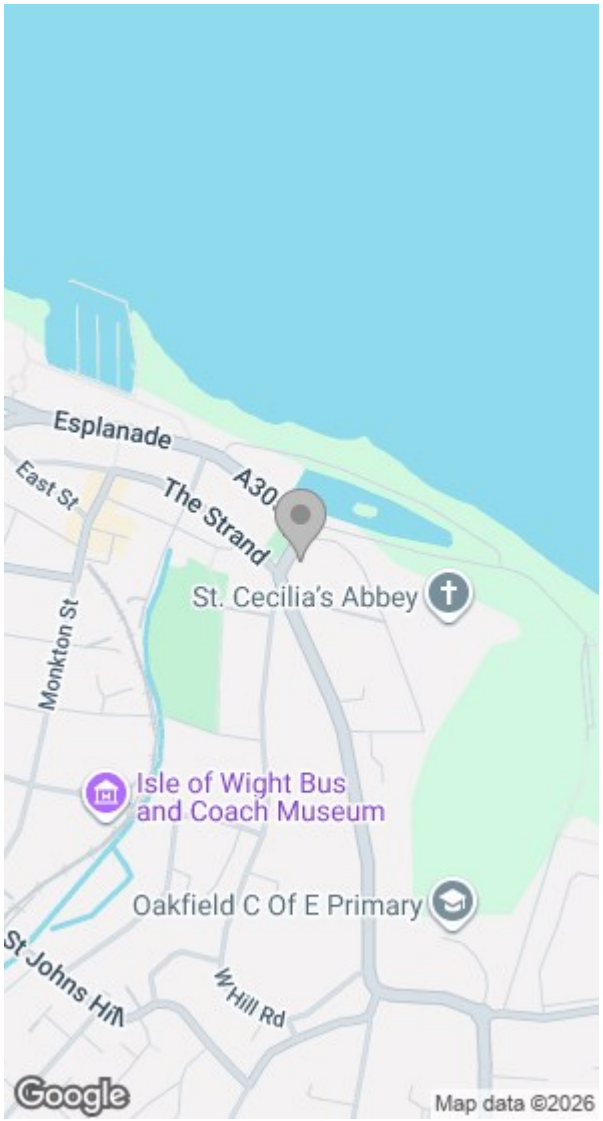
Approx Gross Internal Area
87 sq m / 935 sq ft

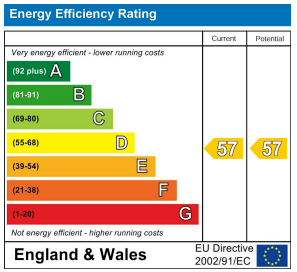


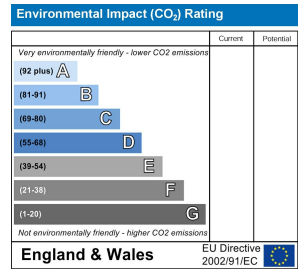
Floorplan

Denotes head height below 1.5m

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.







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