



Guide Price £199,950
1A VOKINS RISE, ESPLANADE, RYDE, PO33 2AX



A WONDERFUL SEASIDE SETTING!

Within this most convenient coastal setting within the popular residence of Vokins Rise, this **GROUND FLOOR** apartment is moments from the wonderful sandy beaches, Island and mainland transport links, eateries and bars plus water sports venues and the shopping centre. The spacious and bright, newly decorated and freshly painted accommodation includes a **PRIVATE ENTRANCE**, a superbly spacious open-plan Kitchen/Sitting/Dining Room, with further accommodation comprising **2 BEDROOMS** (a double and single) and a modern shower room. Benefits include gas central heating, a residents' laundry room, plus an **ALLOCATED PARKING** space directly outside. Certainly this **CHAIN FREE** apartment would appeal greatly to those seeking ground level living and great convenience - either as a first, second, retirement or investment home.

ACCOMMODATION:

Two steps up to double glazed door giving private access from the front car park. (Note, there is also a separate entrance via 'ramp' to a paved area giving access to the sliding doors to the sitting room).

HALLWAY:

L-shaped hall with large cupboard housing hot water tank. Further cloaks cupboard. Radiator. Doors to:

OPEN PLAN LIVING AREA:

A superbly proportioned open plan room with designated kitchen, sitting and dining areas.

The kitchen comprises a range of cupboard and drawer units with marble effect work surfaces incorporating inset sink unit. Integral electric oven and hob with extractor over. Space for fridge and freezer. Wall mounted gas boiler. Double glazed window to front.

The newly carpeted sitting/dining areas offer ample space for dining table/chairs and sofas. Double glazed sliding doors to front patio. Radiators x 2. Feature fireplace.

BEDROOM 1:

Large bright, newly carpeted double bedroom with double glazed double glazed windows x 2 to front. Good range of built in wardrobes. Radiator.

BEDROOM 2:

A newly carpeted second bedroom with double glazed window to front. Built in wardrobe. Radiator.

SHOWER ROOM:

Nicely presented room comprising suite of shower cubicle, vanity wash basin and

w.c. Heated towel rail. Vinyl flooring. Full tiling to walls. Double glazed window to side.

LAUNDRY ROOM:

Accessed from the communal hallway, there is a Vokins Rise residents' laundry room.

OUTSIDE:

A private paved patio area to front - offering space for seating, - a perfect spot to 'watch the world go by'! Shallow ramp leading to parking area.

There is an allocated parking space directly in front of the property.

TENURE:

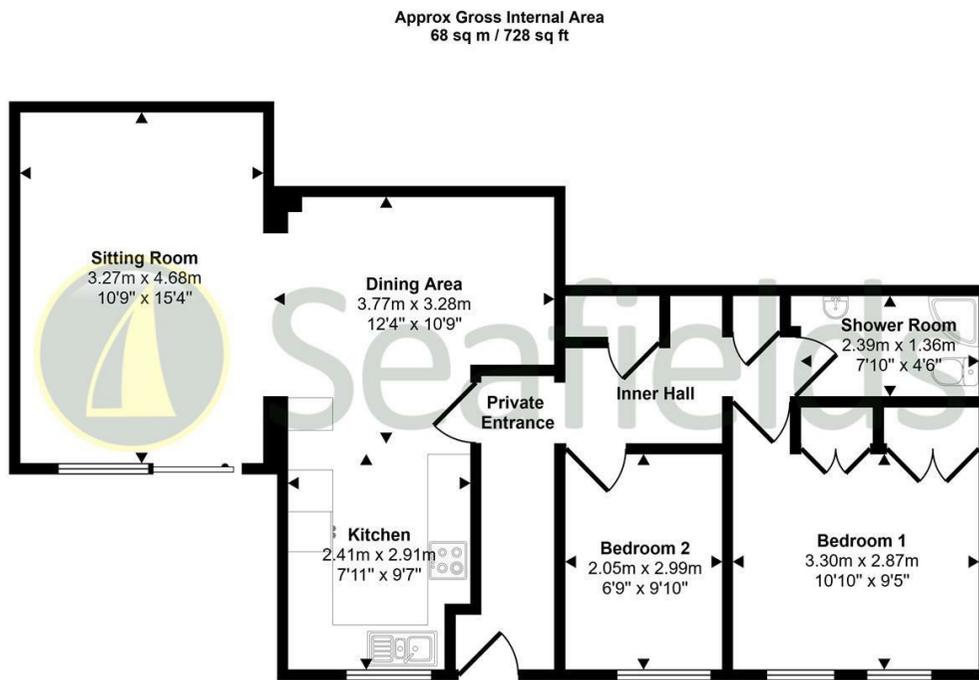
Leasehold: 999 years with effect from 1983 (956 years remaining)
Management Fees: £1100 p.a. to include building/grounds maintenance and buildings insurance
Ground Rent: £10 p.a.
Restrictions: No holiday lets or pets are permitted within the lease

OTHER PROPERTY FACTS:

Conservation Area: Yes
Listed Building: No
Council Tax Band: B
Energy Performance Rating: Tbc
Flood Risk: Low
Owner's situation: Chain Free

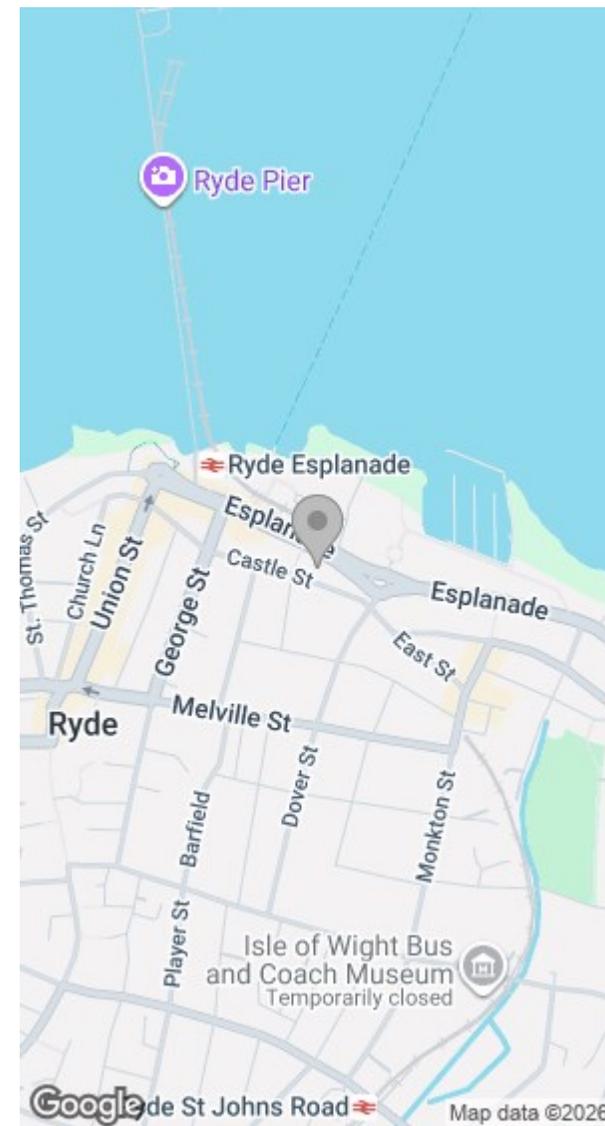
DISCLAIMER:

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 the 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

