



Guide Price £235,000  
5 THE APPLEY, APPLEY RISE, RYDE, PO33 1LE





## **GREAT OPPORTUNITY IN SOUGHT AFTER COASTAL SETTING!**

Set within THE APPLEY, a beautifully maintained residence offering SUPERB BEACH/SEA VIEWS, this FIRST FLOOR apartment offers great space and light. A large hallway (with storage cupboards and ample space for 'study' area) leads to a lovely dual aspect open-plan kitchen/living/dining room with deep walk-in bay window commanding lovely outlook across the busy Solent scene.. There are 2 BEDROOMS (one with en suite shower room) and modern bathroom. The apartment benefits from neutral decor throughout, gas central heating, residents' SOUTHERLY GARDEN (with bicycle store) plus an allocated PARKING SPACE. An absolutely ideal, easy to maintain first, second investment or retirement home - so convenient for the bus route, mainland fast speed passenger ferry mainland links as well as town shopping centre, bars and restaurants. A level sea wall stroll leads to the sailing village of Seaview. NO ONWARD CHAIN.

### **ACCOMMODATION:**

Located on the first floor of a superbly maintained residence with 10 other apartments.

### **ENTRANCE:**

Communal entrance door to well maintained communal hallway with stairs leading to first floor. Private door to No. 5:

### **HALLWAY:**

Large hall with ample space for desk to create study area. Radiator. Fitted storage cupboards - one being a large 'walk-in' store housing gas combination boiler. Doors to:

### **OPEN-PLAN KITCHEN/LIVING ROOM:**

19'1 into bay x 15'10 (5.82m into bay x 4.83m)

Lovely spacious and bright dual aspect room with deep walk-in bay with sash windows to front with superb views over the Canoe Lake and onto the Solent beyond. Double glazed door with 'Juliet balcony' to side. Radiator.

The modern kitchen area comprises range of white fronted cupboard and drawer units with solid wood work surfaces over with inset sink unit with mixer taps and tiled splash backs. Integral appliances include 4 ring electric hob with oven under and extractor over. Space for washing machine, dishwasher and fridge. Shallow wall mounted electric meter cupboard.

### **BEDROOM 1:**

14'0 x 14'1 (4.27m x 4.29m)

Superbly proportioned double bedroom with southerly double glazed window. Radiator. Door to:

### **EN SUITE SHOWER ROOM:**

Modern suite of fully tiled shower cubicle, pedestal wash hand basin and w.c. Tiled flooring. Radiator. Extractor fan.

### **BEDROOM 2:**

14'11 x 7'0 (10'11 into recess) (4.55m x 2.13m (3.33m into recess))

Another good sized L-shaped bedroom with recessed area and double glazed windows to both sides. Radiator.

### **BATHROOM:**

7'0 x 6'10 (2.13m x 2.08m)

Modern white suite of bath with shower over; wash hand basin with illuminated cupboard over, plus w.c. Tiled flooring. Extractor fan. Radiator.

### **GARDEN:**

There is a good sized south-facing lawned communal garden with barbecue and bicycle store.

### **PARKING:**

Allocated parking space for No. 5.

### **TENURE:**

Long leasehold: Balance of 999 years (Approx 983 remaining).

Management Fee (to include maintenance of building/communal areas inside and out; buildings insurance: £900 p.a.

Restrictions within lease: No pets or holiday lets are permitted.

### **OTHER PROPERTY FACTS:**

Conservation Area: No

Listed Building: No

Council Tax Band: C

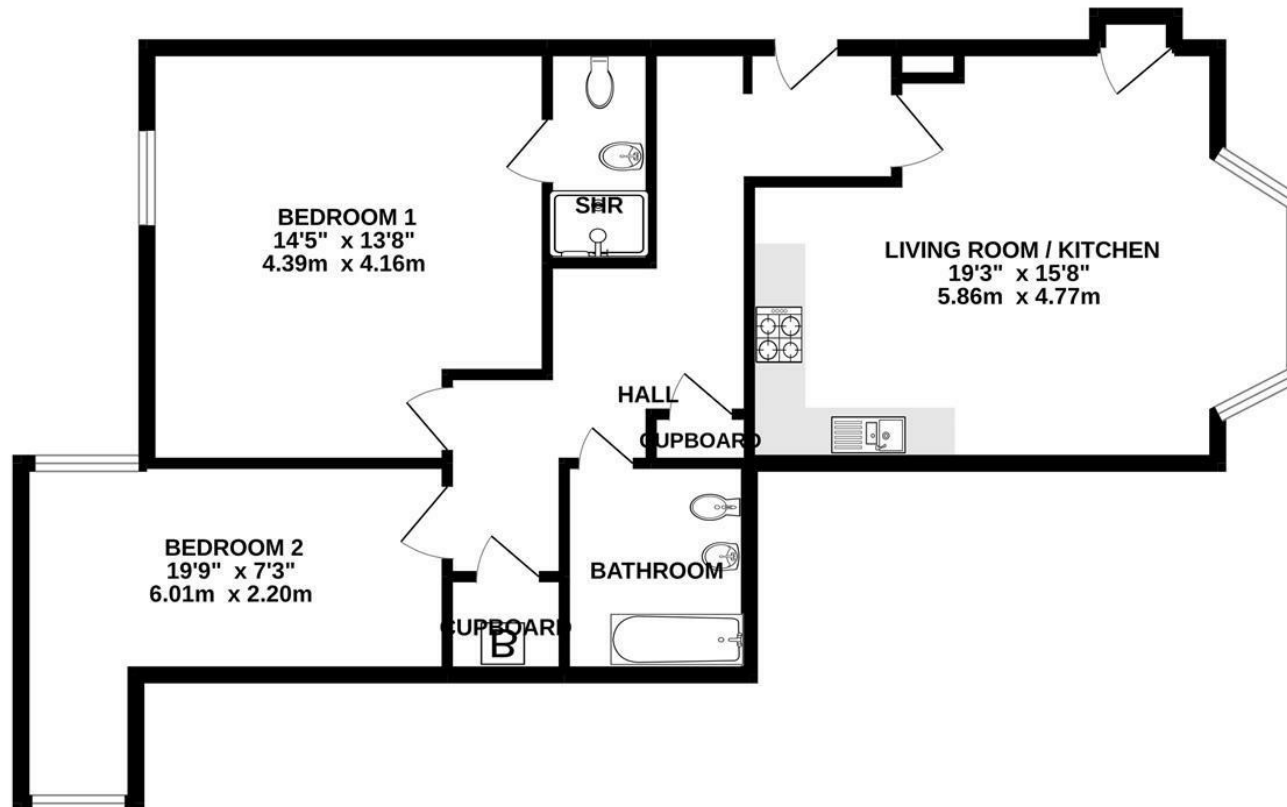
Flood Risk: No

Seller's Situation: No Chain

### **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.

GROUND FLOOR  
764 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (70.9 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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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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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>				(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	
England & Wales		EU Directive 2002/91/EC		England & Wales	
		