



Guide Price £265,000
6 DEANS COURT, 2 DOVER STREET, RYDE, PO33 2AQ



*** SALE AGREED WITHIN 24 HOURS OF INTERNAL MARKETING***

BRIGHT AND SPACIOUS TOP FLOOR APARTMENT WITH 180 DEGREE SEA VIEWS AND BALCONY.

Ideally situated a few minutes' walk from the wonderful Golden Sands of Ryde and centrally located for the independent shops and eateries and mainland transport links. This large ,bright and airy **THIRD FLOOR APARTMENT** with **OUTSTANDING SEA VIEWS** offers **FOUR BEBROOMS**, a generous **KITCHEN**, **TWO BATHROOMS** plus a a large **BALCONY** to enjoy the views and al-fresco dining. The property has one allocated parking space. Offered **CHAIN FREE**, an internal viewing is highly recommended for those seeking a rather special apartment in central Ryde.

ACCOMMODATION:

Side pathway leading to communal front door, stairs to the third floor and private entrance:

HALLWAY:

A welcoming hallway with fitted carpet. Areas for coats and shoes. Wall lights. Radiator.

SITTING/DINING ROOM:

A spacious Sitting/Dining room with **OUTSTANDING SEA VIEWS**. Fitted carpet. Double glazed windows to front and double doors opening onto the balcony. Radiator and wall lights.

KITCHEN:

A large bright fitted Kitchen with a range of eye and base level cupboards in cream with contrasting laminate worktops. Single sink with drainer and mixer tap. Breakfast bar. Integral **STOVES** 5-ring gas hob and **STOVES** oven and separate grill. **COOKE** & **LEWIS** extractor fan. Space for fridge freezer , washing machine and dishwasher. Glass display wall units. Part tiled splashbacks and laminated flooring. Spot lights. Combination **WORCESTER** boiler. Double glazed window to side with sea views.

BEDROOM 1:

Carpeted large double bedroom with double doors opening onto balcony. Wall lights. Radiator. Sliding door to:

EN SUITE BATHROOM:

Half-bath with shower over. Folding shower screen. Part tiled. Sink with vanity unit. Low level WC. Ceramic tiled floor.

BEDROOM 2:

Double bedroom with fitted carpet. Double glazed window to side. Radiator.

BEDROOM 3:

Double bedroom with fitted carpet and a range of fitted wardrobes .Double glazed window to side and Radiator.

BEDROOM 4:

Double bedroom with double glazed window to front with sea views. Radiator.

BATHROOM:

Family bathroom comprising bath with shower screen and shower over bath, low flush WC, bidet, wash hand basin with vanity unit Heated towel rail. Ceramic tiled flooring. Opaque double glazed windows to side.

BALCONY:

Large balcony with **SPECTACULAR** views. Access via double door from both the Sitting room and Bedroom.

PARKING:

Allocated parking space for one vehicle.

TENURE:

Share of Freehold with the other five apartments. £1,200 paid every six months.

OTHER PROPERTY FACTS:

Conservation Area: Yes

Service Charge currently £1200 payable every six months.

Council Tax Band D

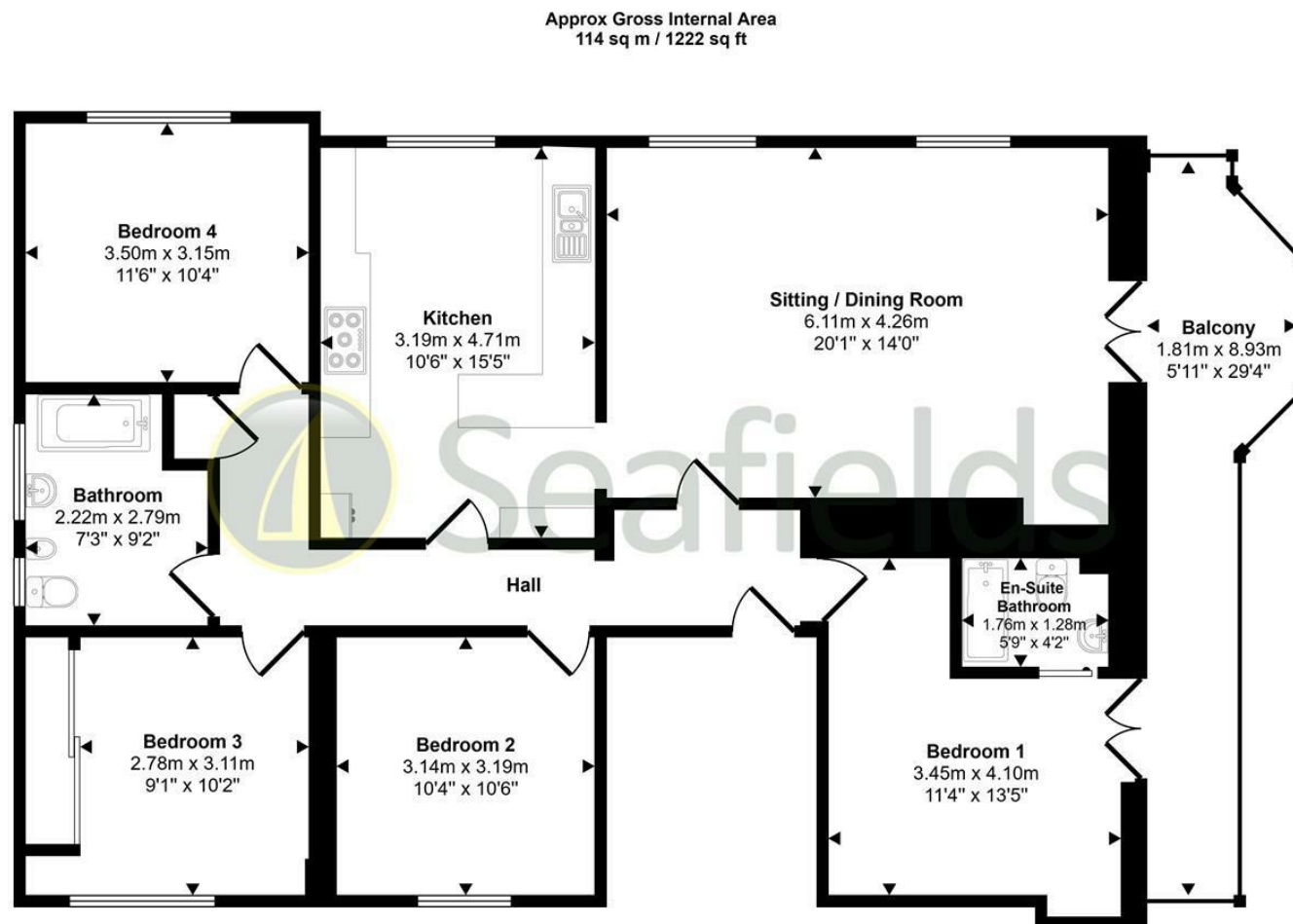
EPC Rating: C (72)

Flood Risk: Very low

Services: Mains gas, electric and water

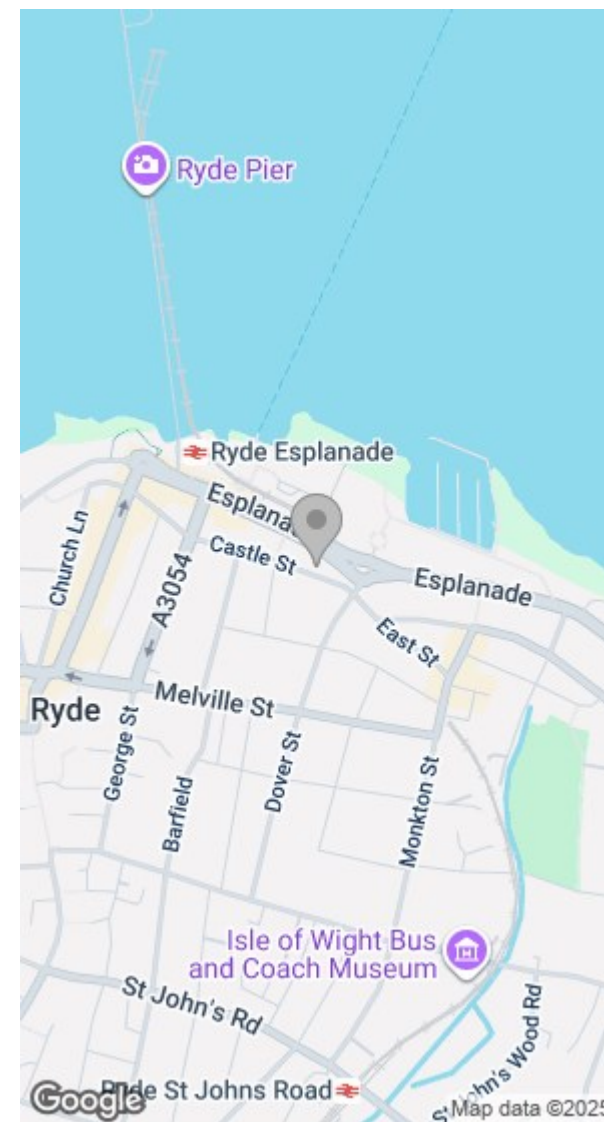
DISCLAIMER:

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

