



Guide Price £139,500

7 FLORENCE VIEW COURT, ALEXANDRA ROAD, RYDE, PO33 1DT



Seafields



## SMART REFURBISHED FLAT WITH GREAT SEA VIEWS!

Situated on the peripherals of Ryde town centre, within walking distance to the beach, town amenities plus local and mainland transport links, this light and spacious TOP FLOOR APARTMENT offers breathtaking views over Ryde and on to the Solent and beyond. This well proportioned 2 BEDROOM residence also comprises a large sitting room, modern fitted kitchen and a contemporary bathroom suite. The property has been recently re-decorated and refurbished throughout so is 'ready to move into' - with further benefits including GAS CENTRAL HEATING, double glazing, a small communal seating area and an ALLOCATED PARKING space. No onward chain. \* PLEASE VIEW VIRTUAL TOUR\*

### ACCOMMODATION:

The property has been freshly white painted throughout with new grey carpets in hall, sitting room and bedrooms.

### COMMUNAL ENTRANCE:

Secure entry system at main entrance to hall with secure post boxes. Stairs leading to second floor. Private door to:

### HALLWAY:

Newly decorated white walls with new grey carpet. Door entry system. Loft hatch. Radiator. Cupboard housing fuse board. Doors to:

### SITTING ROOM:

A good sized room offering spectacular panoramic views across Ryde and the Solent. Large double glazed windows x 2. Radiators x 2. Television and BT points.

### KITCHEN:

Newly installed kitchen comprising range of pale grey wall and floor units with contrasting counter top and inset 1.5 bowl sink unit. Cooke & Lewis 4-ring electric hob with oven and extractor fan. Space and plumbing for washing machine. Glow-worm combination gas boiler. Double glazed window.

### BEDROOM 1:

Double bedroom with continuation of new carpet and freshly painted white walls. Radiator. Double glazed window to front.

### BEDROOM 2:

A second freshly refurbished room with double glazed window to front. Radiator. Built in wardrobe with shelving.

### BATHROOM:

Newly installed bathroom suite consisting of low level W/C, hand wash basin with pedestal and bath with shower over bath. White speckled effect splashboard wall panels, extractor fan

### PARKING:

Apartment 7 benefits from an allocated parking space within the residents' car park at the rear.

### COMMUNAL AREA:

Outside is well maintained offering a decking area and a delightful entry into the building.

### TENURE:

Tenure: Leasehold with a share of the Freehold  
Lease Length: 999 years w.e.f. 31/014/1985  
Lease Restrictions: No, pets or holiday lets (Residential AST are permitted).  
Service Charge: £720 PA  
Ground Rent: £10.00 PA  
Management Company: Florence View Court Management Company

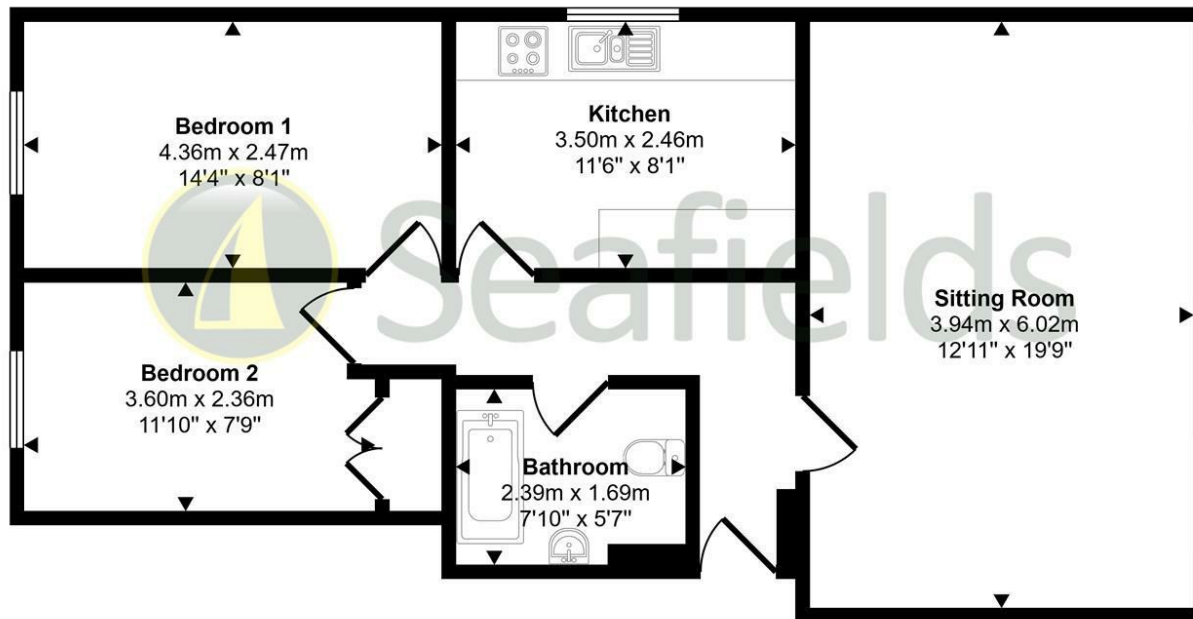
### USEFUL INFORMATION:

Council Tax Band: B  
EPC Rating: tbc  
Construction: Standard  
Conservation Area: No  
Listed Building: No  
Flood Risk: Very low.  
Services: Mains water and drainage, electricity, gas

### DISCLAIMER:

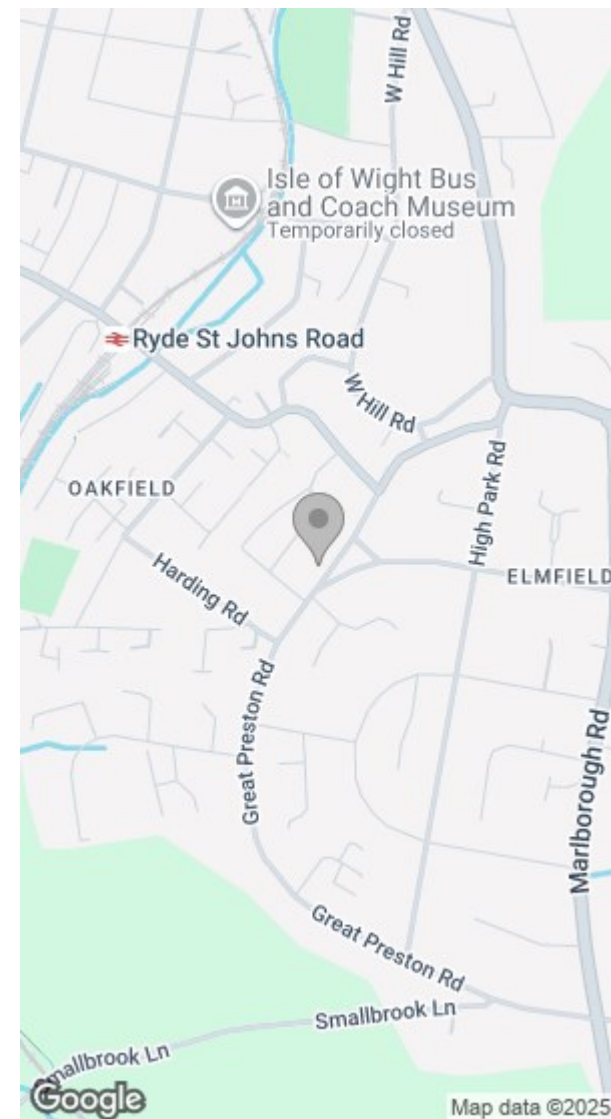
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
66 sq m / 713 sq ft



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 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>			(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	



