



Guide Price £185,000

8 RYDE COURT, ST. THOMAS STREET, RYDE, PO33 2PB



Seafields

STYLISH, MODERN FLAT WITH ORIGINAL FEATURES AND SOLENT OUTLOOK.

Welcome to this charming **FIRST FLOOR** Victorian residence located minutes from Ryde's town amenities, shopping centre, beaches and Island/mainland transport links. This apartment offers a delightful blend of modern luxuries plus ample **HISTORICAL CHARM**, making it a truly unique find. Offering such tasteful decor throughout, the high ceilings also add a sense of grandeur and space. The immaculate accommodation features one large reception room (with fabulous **SEA VIEWS**). a 'Shaker' style kitchen with 'Island', a **DOUBLE BEDROOM** and modern bathroom. A Victorian 'gem' which is being offered as **CHAIN FREE** and should be viewed as soon as possible to avoid disappointment. ****PLEASE VIEW VIRTUAL TOUR****

ACCOMMODATION:

To the rear of Ryde Court, an entrance door leads into well maintained communal carpeted hallway. Stairs to first floor landing. Attractive entrance door with brass fittings lead to:

ENTRANCE HALL:

Doors to Sitting Room, Kitchen and Bathroom.

KITCHEN:

A fully fitted modern Shaker style kitchen in a sage green colour comprising good range of wall and base cupboards and a rack of drawers. An 'Island' offers additional storage, all complimented by marble effect work tops plus tiled splash backs and upstands. Bosch gas hob and oven - set into a characterful former chimney breast - with other integrated appliances including fridge/freezer and dishwasher. Radiator. Gas combination boiler (2 years old). Luxury wood effect flooring. A full height southerly window with secondary glazing over-looking the communal garden.

SITTING ROOM:

A tastefully atmospheric and spacious carpeted room with space for dining suite. Large picture windows with secondary glazing and extensive sea and mainland views. Many original features including ornate Victorian slate fireplace and mantle over. Tall ceiling with feature rose centrepiece. Part panelling to walls. Shelving and wine rack built into the recess. Radiator.

BEDROOM with DRESSING AREA:

An attractive double bedroom with tall window with secondary glazing offering superb sea views. Quality carpeting throughout. Radiator. There is a part-separation from the dressing area (wardrobes available by separate negotiation). Radiator.

BATHROOM:

Modern white bathroom suite (all fitted with the last 2 years) comprising bath with shower over, wash hand basin and w.c. Cherry wood finish vanity cupboard and tall storage unit. Part tiled walls in a complimentary white/grey marble effect. Southerly window. Radiator. Luxury vinyl flooring. Radiator.

UTILITY ROOM:

Located on the landing is a private 'utility' room with very useful work space for laundry and further storage. Space for washing machine under counter. Southerly window.

OUTSIDE:

On the southerly side of Ryde Court, there is a residents' 'garden' area, ideal for seating/enjoying the sun.

TENURE:

Leasehold Term 1974 to 2224: 200 years remaining.

No Ground Rent as Share of Freehold

Service Charge: £1320.00PA. Resolved at AGM to rise to £1520.00 at year end which is 29.09.2024.

Lease Restrictions: No holiday lets; pets permitted at written request and at the Director's discretion.

USEFUL INFORMATION:

Council Tax Band: A - Approximate annual cost £1582.00.

EPC Exempt - Grade II listed building.

Services: All mains connected unless otherwise connected.

Flood Risk: None.

Construction: Standard Construction.

Conservation Area: Yes

Local authority permit parking available close by.

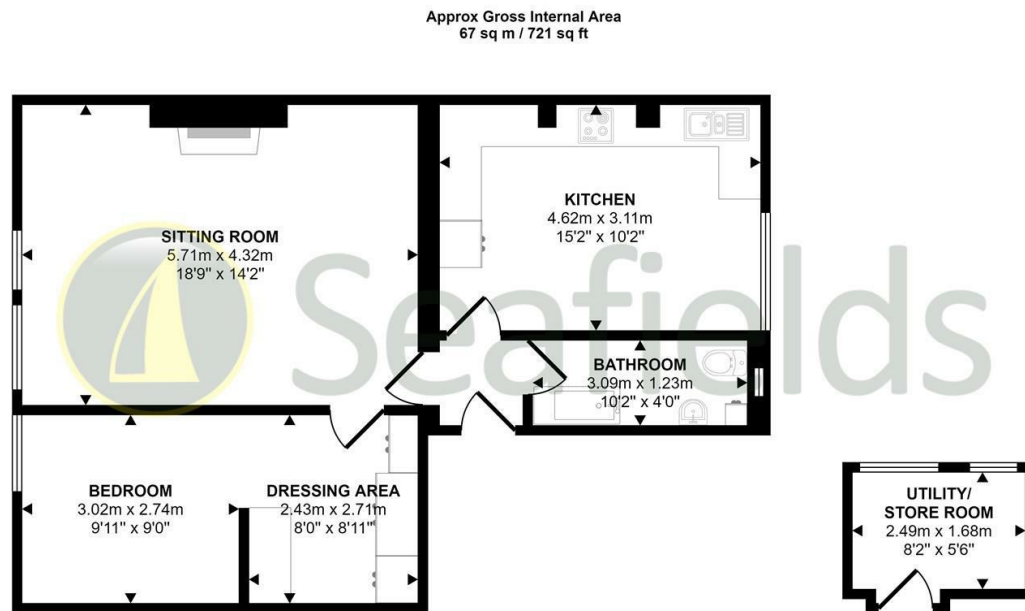
Management Company: John Rowell Estate Management.

The flat has had a full re-wire within the last 2/3 years with appropriate certificates.

Seller's situation: Property is offered 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.



Floorplan
Approx 63 sq m / 674 sq ft

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.

