



Guide Price £160,000

FLAT 3, PALMER HOUSE, CASTLE STREET, RYDE, PO33 2EE



Seafields



## **DELIGHTFUL HOME WITHIN MINUTES OF SEA FRONT AND AMENITIES!**

A most charming **FIRST FLOOR APARTMENT** set within a handsome Grade II Listed converted Victorian dwelling which consists of 8 similar flats and is situated in a sought after residential area of Ryde. This well presented residence has been restored to its former glory and offers high ceilings, ample **PERIOD FEATURES**, and spacious accommodation including a lovely open plan kitchen/living room with a **BALCONY**, 1 **BEDROOM** plus a large modern bathroom. Externally, to the front is a communal **LAWNED GARDEN** with further benefits including gas central heating and **ALLOCATED PARKING**. The property is just a stone's throw from Ryde town amenities and the wonderful sandy beaches, plus minutes from the bus station and mainland passenger ferry links. This flat has been successfully holiday let for the last 6 years and continues to be a hit with holidaymakers. In our opinion, an ideal permanent, second or investment home. An internal viewing is a must to appreciate all that is on offer.

### **ACCOMMODATION:**

Large carpeted communal hallway with original features and ornate chandelier. Built-in cupboard housing individual electric meters. Stairs to the first floor and private door to Flat 3.

### **ENTRANCE HALL:**

Carpeted entrance hall with rooms leading off.

### **OPEN PLAN KITCHEN/SITTING ROOM:**

An attractive bright room with high ceilings and a large sash window opening onto the usable balcony. The kitchen area comprises a range of grey coloured units housing an integrated fridge, dishwasher, oven and gas hob and washing machine. Wall cupboard housing gas combination boiler. Stainless steel sink with mixer tap and single drainer. Vinyl flooring. Fitted carpet to the living area.

### **BEDROOM:**

A lovely large carpeted double bedroom situated to the rear of the building with views over the gardens and roof tops of Ryde. Single fitted wardrobe.

### **BATHROOM:**

A large luxurious bathroom comprising white suite of bath, separate large fully tiled walk-in shower cubicle, low flush wc and pedestal wash basin. Ceramic tiled floor. Inset radiator within column heated towel rail. Dual aspect windows.

### **BALCONY:**

A useable balcony large enough to sit on and enjoy your morning coffee or alfresco dining.

### **PARKING:**

Gravelled parking area to the front with an allocated parking space.

### **TENURE:**

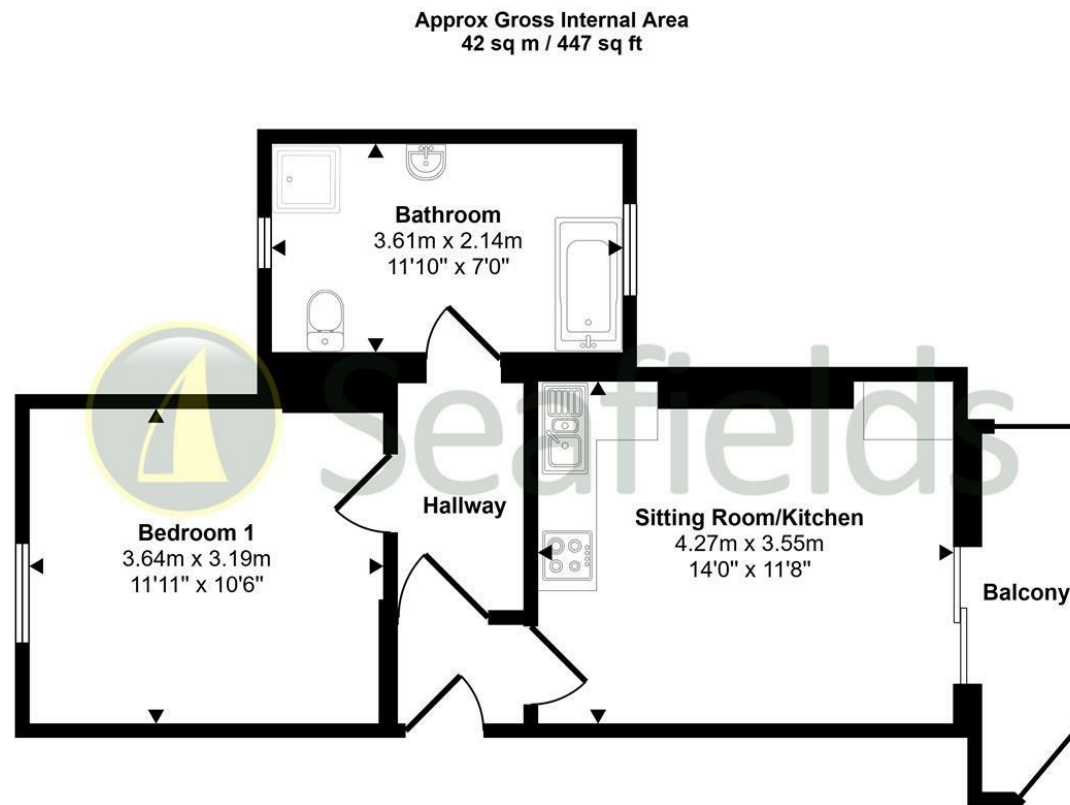
Leasehold: 119 Years remaining  
Service Charge: £173 per month  
Ground Rent: £120 pa  
Lease Restrictions: Holiday Lets, Residential Lets and Pets are permitted  
Management Company: Cameron Chick

### **OTHER USEFUL INFORMATION:**

Council Tax Band: To be assessed / currently listed as Business Rates  
EPC Band: D  
Construction: Standard  
Conservation Area: Yes  
Listed Building: Yes  
Flood Risk: Very Low  
Services: All mains connected, unless otherwise stated  
The property will be sold with all furniture included.

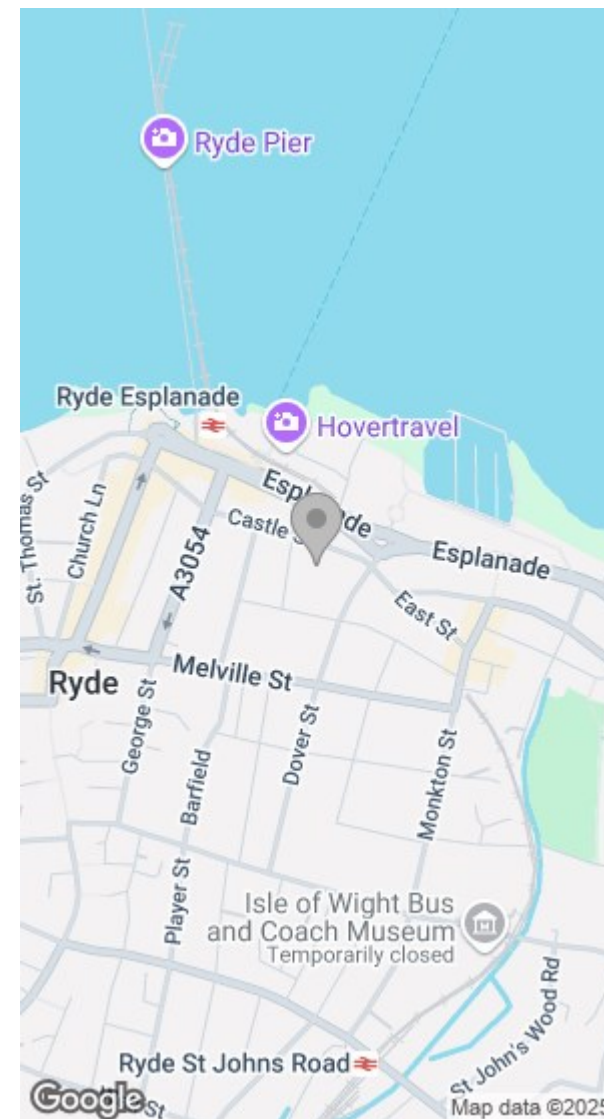
### **DISCLAIMER:**

Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the property/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.



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 <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	EU Directive 2002/91/EC	



