Guide Price £225,000

FLAT 8, VOKINS RISE ESPLANADE, RYDE, PO33 2AX

Seafields

SEA FRONT APARTMENT WITH PANORAMIC VIEWS ACROSS THE SOLENT!

Located in this most convenient coastal setting, moments from the long stretch of beaches, mainland transport links and Ryde town amenities, this THIRD FLOOR residence offers lovely spacious and bright accommodation plus the most spectacular SEA VIEWS! Benefiting from stairs or LIFT access, the private door leads to an lobby opening to the hallway. There is a bright and modern, open plan kitchen/sitting room with integrated kitchen appliances, 2 BEDROOMS and bathroom. Benefits include gas central heating, double glazing throughout, a residents' laundry room, plus an allocated PARKING space directly accessed via Castle Street. This well presented, easy to maintain, convenient residence is absolutely perfect for those seeking a first, second, retirement or investment home and is offered as CHAIN FREE! Viewing highly recommended!

ACCOMMODATION:
Accessed either via a ramp or a small set of stairs to the communal entrance hall, lift or stairs lead to the third floor and private door to No. 8.

LOBBY:
A convenient lobby, ideal for hanging coats. Door to:

HALLWAY:
A welcoming entrance hall with vinyl flooring and convenient intercom phone system. A useful storage cupboard with shelf. Ceiling light. Radiator. Doors to:

KITCHEN/SITTING ROOM:
A bright open plan room comprising modern fitted kitchen with white wood effect cabinetry, marble effect composite worktops and tiled splashback. Integrated appliances include under counter fridge, freezer, dishwasher, double eye level oven and induction hob - plus extractor fan. Inset 1.5 sink with chrome tap. Vinyl flooring. Ceiling lights x 3. Radiator. Double glazed sliding patio doors open to the balcony.

BALCONY:
A balcony with tiled flooring and rounded metal railing offering spectacular panoramic beach and sea views - perfect for al fresco dining, relaxing and watching the busy Solent scene.

BEDROOM 1:
A carpeted double bedroom with spacious fitted wardrobes with mirrored sliding doors. Radiator. Double glazed windows to front with yet more sea views. Radiator.

BEDROOM 2:
A carpeted bedroom with space for a small double bed. Fitted wardrobes. Radiator with shelf over. Ceiling light. Double glazed window to front with sea views.

BATHROOM:
Modern bathroom with vinyl flooring and suite comprising panelled bath with shower over and folding glass shower screen, vanity wash hand basin with chrome mixer tap and w.c. Half tiling to wall. Shaver point. Heated towel rail. Obscured double glazed window to side. Ceiling light.

LAUNDRY ROOM:
From the communal hallway on the ground floor, a door leads to a residents' laundry room.

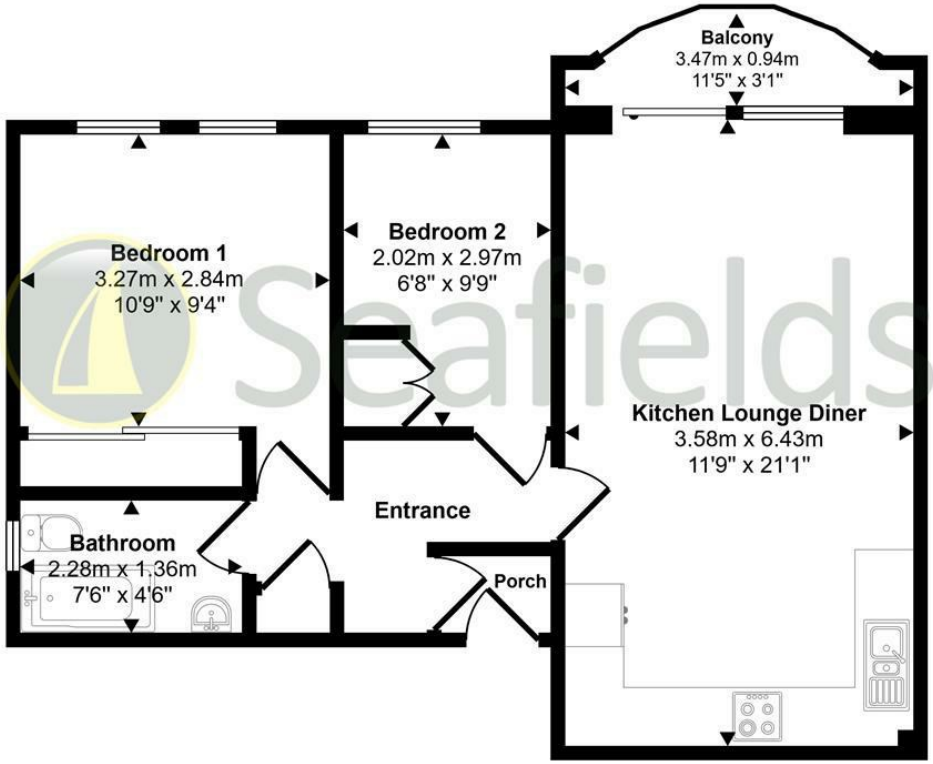
PARKING:
There is an allocated parking space to the rear of the property accessed from Castle Street.

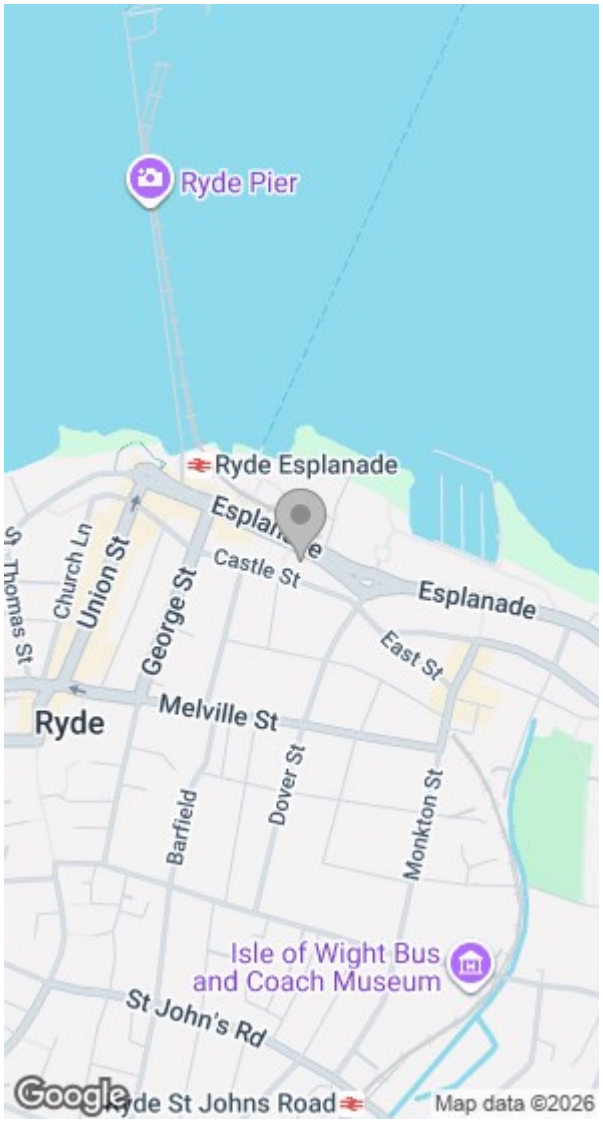
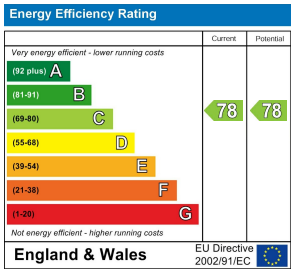
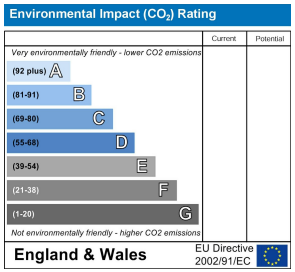
TENURE:
Leasehold: 999 years with effect from 1983 (956 years remaining).
Management Fees: £1100 p.a. to include building/grounds maintenance and buildings insurance.
Restrictions: No holiday lets or pets are permitted within the lease.

OTHER PROPERTY FACTS:
Conservation Area: Yes
Listed Building: No
Council Tax Band: C
Energy Performance Rating: C
Flood Risk: Low
Owner's situation: 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.

Approx Gross Internal Area
51 sq m / 547 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 Made Snappy 360.