

SPENCE WILLARD



4 The Appley Appley Rise, Ryde, Isle of Wight, PO33 1LE

A unique opportunity to acquire a spacious two bedroom flat within this attractive period building with far reaching views over the eastern Solent.

VIEWING
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This superb, spacious and light two bedroom apartment enjoys a large decked balcony with Solent views. The comfortable layout incorporates a large open plan kitchen/dining room with high ceilings and double doors to the balcony while there are two bedrooms and two bathrooms in addition to dedicated off road parking and a communal garden and bike store to the rear. With a good track record as a tenanted rental investment, there is income potential.

Located in a prime position on Ryde sea front on the north east of the Island with views of the Solent, beaches a stones throw away and Ryde Town just a short walk. The villages of Seaview and Nettlestone are less than 2 miles away and Bembridge with its harbour and extensive mooring facilities is also within easy reach. Bembridge and Seaview offer sailing clubs, restaurants, cafes and a range of amenities including the community run store in Seaview and organic produce shop and café in the centre of Bembridge. The Fast Cat and Hovercraft passenger services connect to the mainland from Ryde which is 3 minute drive/15 minute walk away. Ryde provides further comprehensive range of amenities including Ryde School. Excellent walks can be enjoyed along the beach either towards Appley beach or to Seaview and beyond to Priory Bay.

Accommodation
Ground Floor

Entrance
With steps up to the front door and entrance lobby, the apartment is accessed via an inner hallway on this level.

Hallway
With plenty of wall space for hanging coats, high level consumer unit, remote entry intercom system and wall-mounted gas fired combination boiler tucked away to one side.

Open Plan Kitchen/Dining and Living Area
This superb space enjoys views of The Solent and access through twin sets of patio doors onto the balcony. There are high ceilings and a range of undercounter and wall mounted storage units with dark wood worktops and a ceramic sink with mixer tap over. Space and plumbing for a dishwasher and/or washing machine.

Bedroom 1 & Ensuite Shower Room
Overlooking the rear aspect and communal gardens this is a spacious double bedroom. Ensuite shower room with shower, pedestal wash basin and W.C.

Bathroom
With terracotta coloured ceramic tiled floor, panelled bath, pedestal wash basin and W.C.

Bedroom 2
A smaller double bedroom with built in wardrobe space and high level window with the rear aspect.

Outside
There is a dedicated parking space within the driveway to the front of the building and pedestrian side access to a communal garden and patio at the rear with covered bike store.

Services
Mains electricity, water and drainage. Heating is provided by gas fired boiler and delivered via radiators.

Tenure
The property is offered leasehold with a balance of a long 999 year lease from 2007. Maintenance and ground rent are included in the annual service charge of £1,000 payable to John Rowley Estate Management. There are currently restrictions on pets and holiday lets as part of the lease.

Council Tax
Band C

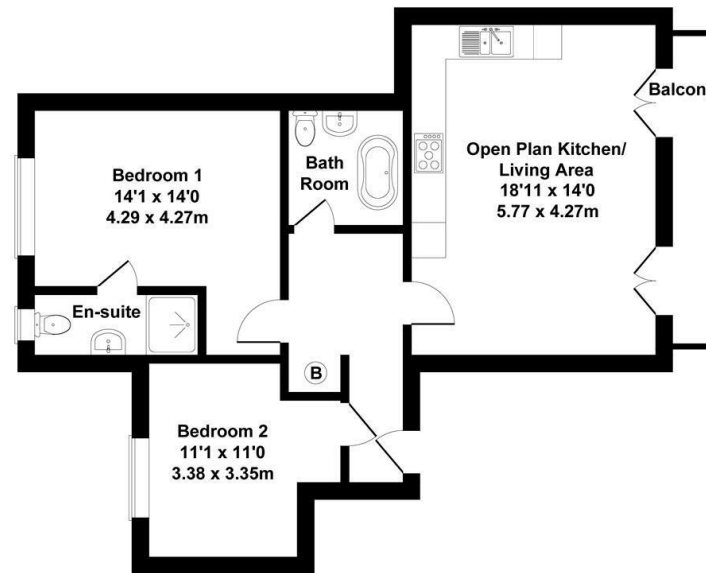
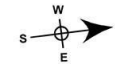
EPC
Rating B

Postcode
PO33 1LE

Viewings
Strictly by prior arrangement with the sole selling agents Spence Willard.

4 The Appley

Approximate Gross Internal Area
710 sq ft - 66 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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