ryde@wright-iw.co.uk

wright
estate agency

- Stunning Seafront Position
- Comfortable 1 Bedroom Accommodation
- Beautifully Maintained Building
- No Onward Chain
- Yards from Beach & Sea
- 19'1 Bay Window Lounge/Diner
- Gas C/Heating & D/Glazing
- PARKING
- Stairs & LIFT to all floors
- Sunny Southerly Aspect

14 Solent Court Esplanade, Ryde, Isle of Wight, PO33 2AL

£127,000

'Solent Court' is a landmark building situated in an enviable position on The Esplanade at Ryde. As such you have many of Ryde's travel options and facilities at your beck and call, particularly the extensive beaches which form Ryde Sands. You will be only a matter of yards from the beach & sea and no doubt be magnetically drawn to the pleasant walks which The Esplanade affords. Number 14 is a first floor flat accessed via the buildings lift at ground floor so no need to take the stairs unless you are feeling particularly energetic. The flat is on the south side of the building making for a sunny aspect and the interior has been obviously well maintained although there is always scope if you have preferred decor to impart. Mainland connections are just across the road or at the end of the nearby pier and local travel options are equally close to hand. There are a selection of facilities on The Esplanade and the town centre is just around the corner should you need to delve into a more comprehensive range of offerings. A holiday home, a lifestyle choice or simply downsizing from an unnecessary larger property - this flat is a worthy option and is offered without a chain.

Accommodation

Communal Entrance

1st Floor Landing

Entrance Hallway
11'0" x 4'9" (3.35 x 1.45)

Built in Storage

Lounge/Diner
19'1" x 9'9" (5.82 x 2.97)

Kitchen
9'1" x 6'2" (2.77 x 1.88)

Bedroom
12'4 including wardrobes x 9'1 including wardrobes (3.76m including wardrobes x 2.77m including wardro)

Bathroom
7'6" plus recess x 6'6" (2.29 plus recess x 1.98)

Parking
This flat enjoys the right to park in the designated car park.

Communal Facilities
Dust bin storage area. Lawned garden. Lift to all floors. Secure entry phone system.

Council Tax
BAND B

Tenure
Residents own management company and freehold. Leasehold 125 years from 25/12/1996. 96 years remaining. Lease will be automatically extended to 999 years once the 125 year term has expired. Service Charge £1,844 per annum. £100 per annum for ground rent.

Restrictions
No residential or holiday letting. No pets permitted.

Construction Type
Rendered cavity wall

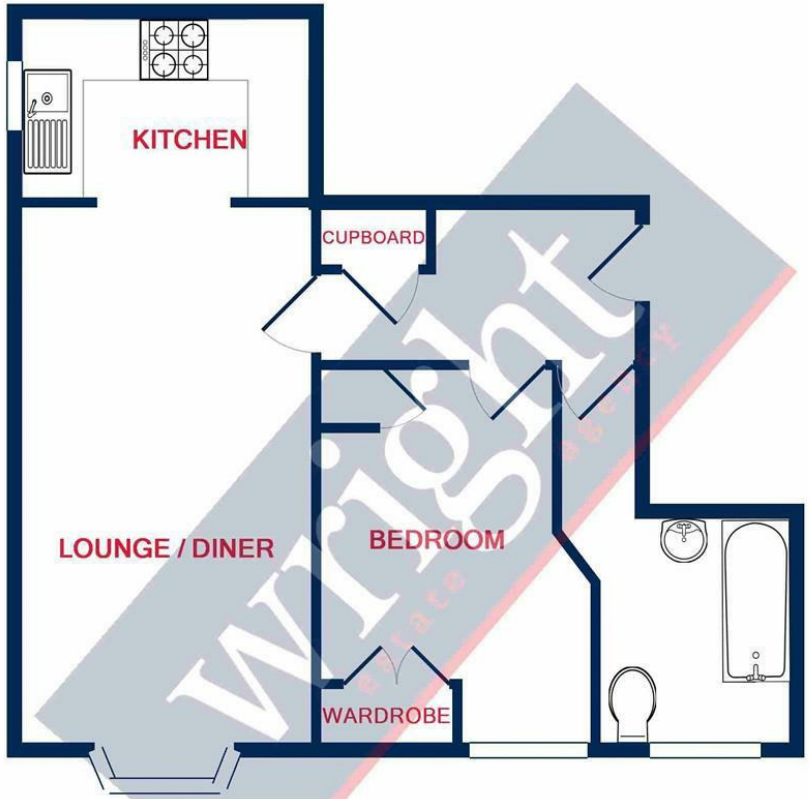
Flood Risk
Very Low Risk

Mobile Coverage
Coverage from O2. Limited coverage from Vodaphone, EE & Three.

Broadband Connectrivity
Openreach network. Up to Superfast available.

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Note:
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL APPROX. FLOOR AREA 462 SQ.FT. (42.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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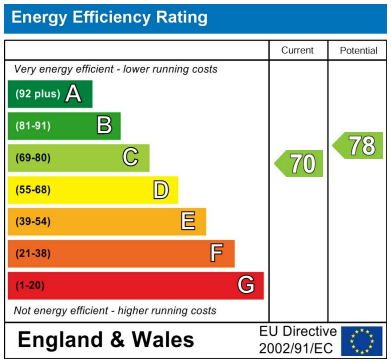

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

187 High Street, Ryde, Isle of Wight, PO33 2PN
Phone: 01983 611511
Email: ryde@wright-iw.co.uk

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Viewing: Date …….. Time ……..