



Guide Price £145,000

11 HIGHFIELD COURT, HIGH PARK ROAD, RYDE, PO33 1BL



Seafields



## **BRIGHT AND AIRY APARTMENT IN SOUGHT AFTER SETTING!**

This spacious **SECOND FLOOR** apartment offers a comfortable and convenient lifestyle in the desirable High Park Road residential area of Ryde - an easy walk or short drive from town amenities, Appley Park, beautiful beaches and mainland passenger ferry links. The well proportioned interior offers 2 **DOUBLE BEDROOMS** as well as a fitted kitchen/breakfast room, a large sitting/dining room with Juliet balcony offering a lovely outlook across the roof tops of Ryde and on to the **SOLENT**, plus bathroom. Additional benefits include **ALLOCATED PARKING** and access to a **COMMUNAL GARDEN**. Offered as **CHAIN FREE**, this residence is ideal for those seeking a spacious first, second, investment or retirement home in this sought after location. An opportunity not to be missed.

### **ACCOMMODATION:**

Entrance to communal hallway with stairs leading to second floor. Private door into No. 11.

### **ENTRANCE HALL:**

Doors to:

### **KITCHEN:**

Well proportioned modern fitted kitchen/breakfast room comprising range of wall and floor units with contrasting work top incorporating inset sink unit with separate hot and cold taps. Breakfast bar. Tiled splashbacks. Electric integrated 4-ring hob plus oven. Space for fridge and washing machine. Double glazed window with side aspect view.

### **SITTING ROOM:**

A good sized sitting room with ample light via double glazed window and separate set of patio doors with Juliet balcony offering views across Ryde and the Solent. Wall mounted storage heater.

### **BATHROOM:**

Original bathroom suite consisting of bath with electric shower above; low level w.c. and pedestal wash hand basin. Wall mounted toiletry cupboard. Electric fan heater. Towel rail.

### **BEDROOM 1:**

A double bedroom with double glazed window offering elevated front aspect views. Built-in wardrobes. Electric panel heater.

### **BEDROOM 2:**

A smaller double bedroom with double glazed window offering far reaching views to front. Electric panel heater.

### **GARDENS:**

There is a well maintained communal garden to be enjoyed by the residents of Highfield Court.

### **PARKING:**

Allocated car parking space.

### **TENURE:**

Leasehold: With effect from 1st January 1995 until 31st December 2183. 159 years remaining.

Service Charge: £800 p.a. year ending 2024

Ground Rent: £50 p.a.

Lease Restrictions: No pets or holiday lets are permitted

### **PLEASE NOTE:**

There is no Lift within this Block.

### **OTHER USEFUL INFORMATION:**

Council Tax Band: B

Energy Performance Rating: C

Conservation Area: No

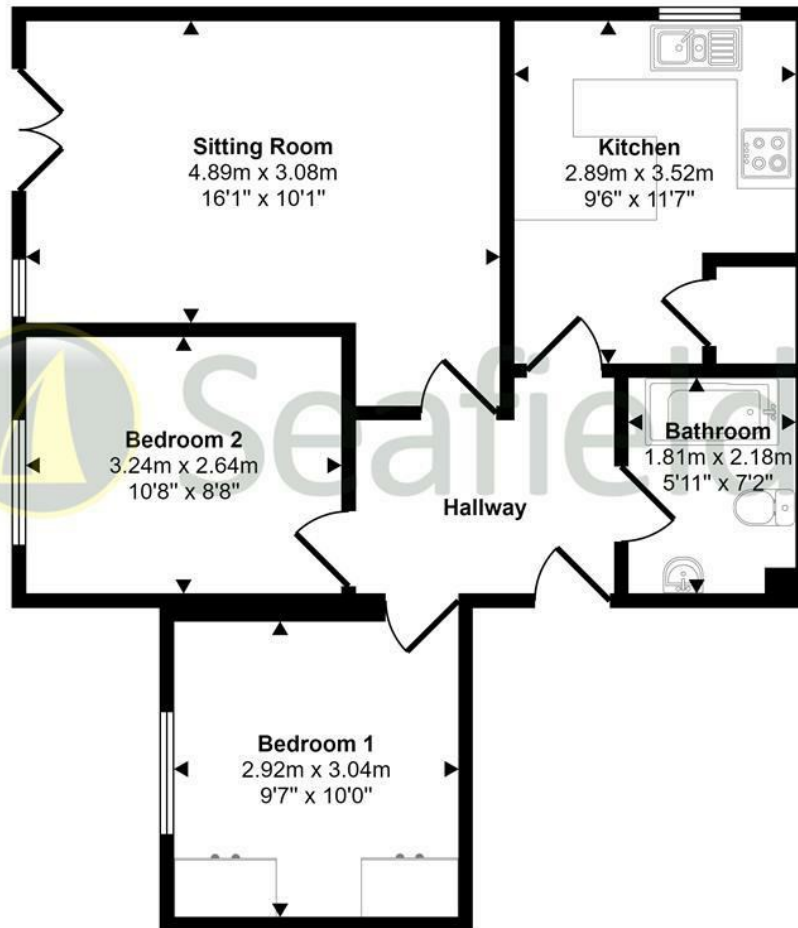
Floor Risk: Very Low

Building Construction: Standard

### **DISCLAIMER:**

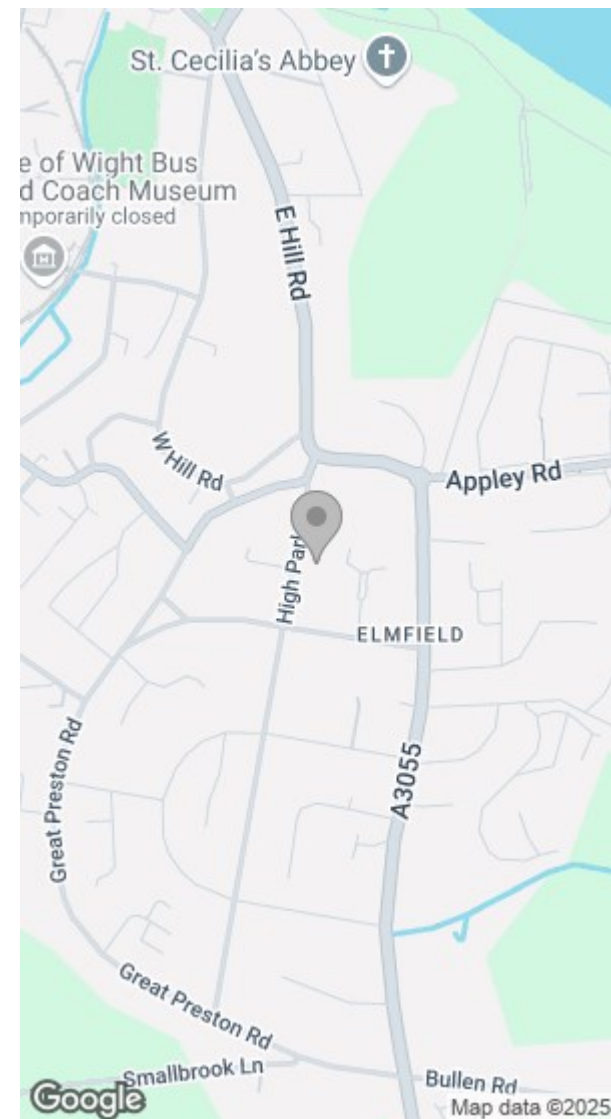
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
56 sq m / 606 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.



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	



