



Guide Price £249,950  
2 THE APPEL, APPEL RISE, RYDE, PO33 1LE



## LOVELY GROUND FLOOR HOME CLOSE TO SANDY BEACHES

Surprisingly spacious, the very well appointed accommodation comprises a welcoming and very spacious reception hall (ideal for use as study area) which leads to large open plan fully fitted kitchen/sitting room (offering some sea views), 2 BEDROOMS - one with en suite shower - plus modern bathroom. Benefits include gas central heating, a secluded PRIVATE GARDEN area with access from the rear, as well as the communal garden, bicycle store and ALLOCATED PARKING. Just a stroll away from the sea front, public swimming pool, marina, mainland passenger ferry links and Ryde's town amenities, certainly 2 The Appley is ideal in our opinion for those seeking quality, space and convenience. NO ONWARD CHAIN. Note: Photographs taken prior to being furnished.

### ENTRANCE:

Communal entrance door into Hall. Private door into No. 2.

### HALL/STUDY:

Superbly spacious reception hall with space for study area or storage. Smart black vinyl tile effect flooring. Radiator. Storage cupboard. Telephone point. Doors to:

### OPEN-PLAN KITCHEN/SITTING ROOM:

19'3 x 15'8 max (5.87m x 4.78m max )

A lovely dual aspect room with double glazed window to side and walk-in bay to front with sash windows. Radiators x 2. Contemporary wall mounted fire plus spot lighting. Black tile effect vinyl flooring. Comfortable sitting/dining area. Cupboard housing electric meter and consumer unit.

The stylish kitchen area comprises black gloss fronted units with contrasting work surfaces over and under unit lighting. Breakfast bar. Inset 1.5 bowl sink unit. Integral appliances including concealed fridge/freezer & dishwasher; gas hob with electric oven under. Washing machine.

### BEDROOM 1:

14'5 x 13'8 (4.39m x 4.17m)

A very well proportioned carpeted double bedroom with double glazed door leading to private, very secluded, low maintenance rear garden. Radiator. Door to:

### EN SUITE SHOWER ROOM:

7'6 x 3'9 (2.29m x 1.14m)

Modern suite comprising fully tiled shower cubicle, pedestal wash hand basin and low level w.c. Tiled flooring. Radiator. Recessed shelving. Illuminated bathroom cabinet.

### BEDROOM 2:

19'9 x 7'3 + recess (6.02m x 2.21m + recess)

A carpeted bedroom with double glazed window to side over-looking private garden area. Radiator. Large storage cupboard also housing Halstead gas combination boiler.

### BATHROOM:

Modern white suite comprising suite of panelled bath, w.c. and wash hand basin. Tiled flooring. Radiator. Extractor fan.

### GARDENS:

There is a private enclosed, southerly courtyard with faux grass - accessed via Bedroom 1 and rear access gateway. A perfect spot to relax and enjoy al fresco dining. Recently installed garden shed.

There is also a communal residents' lawned garden with barbecue and bicycle store to the rear of the building.

### PARKING:

Allocated parking space within the residents' car park.

### TENURE:

Long leasehold: Balance of 999 years.

£900 p.a. to include maintenance of building/communal areas plus buildings insurance.

Restrictions: Sorry, no pets or holiday lets.

### COUNCIL TAX:

Band: B

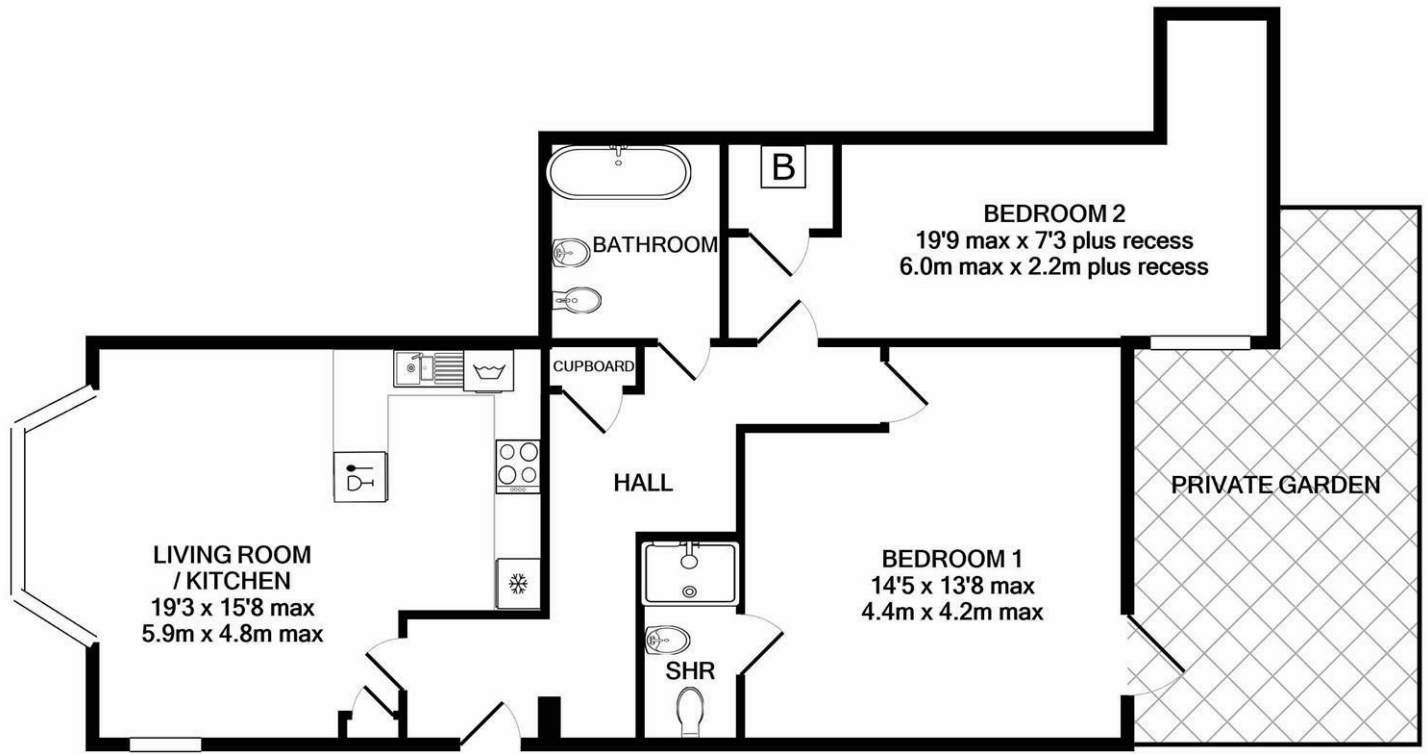
### DISCLAIMER:

Although every attempt is to provide accurate information, the details within are not to be taken as statements of fact. The floorplan and measurements are approximate and not to scale.

### DIRECTIONS:

Travel the full length of Ryde Esplanade and, just past the community Swimming Pool and at the beginning of the Canoe Lake, veer left and proceed around the mini-roundabout. Soon after the second exit road, there is the entrance to THE APPLEY.

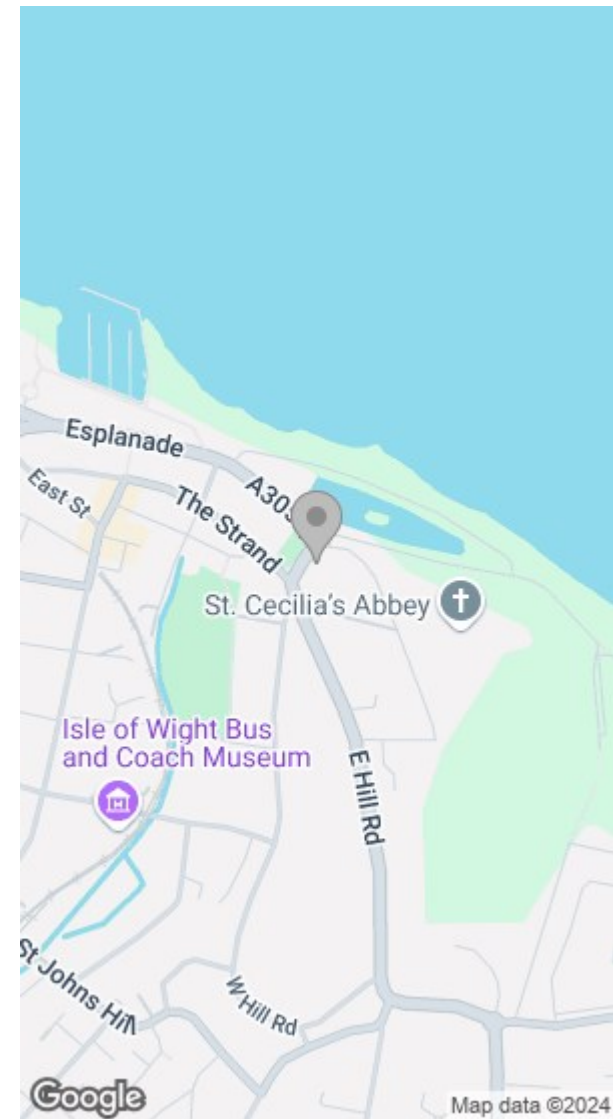




TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 SQ.M.)

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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Energy Efficiency Rating	
Current	Potential
71	76

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
72	79

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



