



Guide Price £995,000
WEST POINT, 1 VERNON SQUARE, RYDE, PO33 2JQ



FULLY LET FREEHOLD RESIDENTIAL INVESTMENT OPPORTUNITY!

A beautifully maintained, imposing Grade II Listed building located within a most sought after setting within the heart of Ryde - on the corner of Vernon Square and Melville Street, being so ideally positioned within short walking distance of the town amenities, sea front, beaches and Island/mainland transport links. In 1990/91, this FREEHOLD block was converted into 7 APARTMENTS (4 x 2 bedrooms; 3 x 1 bedroom) – all well appointed and being sold FULLY LET subject to Assured Shorthold Tenancies (Note: Some tenants have resided within West Point for a number of years – and all are fully referenced).

All apartments are unique in their design and the majority benefit from **MAGNIFICENT VIEWS** over the Solent and/or the attractive **VERNON SQUARE** gardens. The properties benefit from electric heating and a **PARKING SPACE** within the well proportioned residents' car park. **EXCELLENT OPPORTUNITY.**

RENTAL INCOME:

For the current annual income, please ask for further details. See below individual details of each apartment.

APARTMENT 1:

Accommodation: Sitting Room, Kitchen, 2 Bedrooms, Bathroom.
EPC Rating: E
Council Tax Band: B

APARTMENT 2:

Accommodation: Sitting Room, Kitchen, Bedroom, Bathroom.
EPC Rating: E
Council Tax Band: A

APARTMENT 3:

Accommodation: Sitting Room, Kitchen, 2 Bedrooms, Bathroom.
EPC Rating: E
Council Tax Band: B

APARTMENT 4:

Accommodation: Sitting Room, Kitchen, 2 Bedrooms, Shower Room and Separate w.c.
EPC Rating: C
Council Tax Band: B

APARTMENT 5:

Accommodation: Sitting Room with Kitchen area, 2 Bedrooms, Shower Room and Separate w.c.
EPC Rating: D
Council Tax Band: B

APARTMENT 6:

Accommodation: Sitting Room, Kitchen/Diner, Bedroom, Bathroom and Separate w.c.
EPC Rating: D
Council Tax Band: A

APARTMENT 7:

Accommodation: Sitting Room, Kitchen/Diner, Bedroom, Bathroom.
EPC Rating: D
Council Tax Band: A

DISCLAIMER:

Floor plans and measurements are approximate and not to scale. The information within is to be used as a guide only. Please ask the selling agent, Seafields, for further details and viewing arrangements.

DECLARATION:

In keeping with Estate Agency Act 1979, we declare that one of the owners of West Point is a member of Seafields Estates.

LOCATION:

Ryde is on the north-easterly point of the Island and West Point is sets within the Conservation area and surrounded by similar attractive period homes, so convenient for amenities, shopping centre, eateries and bars and sports amenities, plus the excellent Island and mainland links. The Ryde to Southsea Hovercraft and Ryde to Portsmouth Fast Catamaran gives the easy link to the mainland, with London being 90 minutes commute. The smart new bus station on the Esplanade allows easy transport to all areas of the Island.

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