



Apartment 5

1 Alexandra Road, Ryde, Isle of Wight PO33 1LT



£200,000
LEASEHOLD



Perfectly balancing chic modern style with grand period features throughout, this beautiful two-bedroom Victorian apartment offers spacious accommodation and comes complete with private parking and a wrap-around garden.

- Ground-floor apartment in a glorious period building
- Private front door direct from the driveway
- Stunning open-plan living/kitchen/diner
- Well established garden and private parking
- Gas central heating and double glazing
- Presented to an extremely high standard throughout
- Two double-bedrooms and a shower room
- An abundance of elegant Victorian features
- Could be available fully-furnished
- Close to beaches, town centre and mainland travel links

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Originally dating from the 1850s, this former schoolmasters' residence retains an abundance of elegant historical charm, with high ceilings, wood panelling, ornate ceilings and period fireplaces. Number 5 is a ground floor apartment that has been sympathetically upgraded and updated throughout to create a wonderful home with a light, bright, welcoming ambience which has further enhanced the character of the property.

Set back from the road in the desirable Elmfield area of Ryde, the apartment is just a short walk from Ryde Esplanade where there are high-speed ferry services to the mainland and long stretches of golden sandy beaches. Plenty of local amenities are close by including a handy convenience store within short walking distance, a large supermarket located just 1.5 miles away, and the town centre which has a range of boutique shops, a superb choice of eateries and even a local cinema. The Fishbourne to Portsmouth car ferry service is just a 15-minute drive away and regular transport connections across the island are also within easy reach with the Southern Vectis busses 3 and 8 stopping just outside the apartment and the Island Line train line service accessible just down the road at Ryde St Johns station.

Accommodation consists of an entrance hall with a utility cupboard, an open plan living room with a dining area and kitchen, two generously sized double-bedrooms and a shower room.

Welcome to Apartment Five

From Alexandra Road, a sweeping driveway leads up to a gravel private parking area just outside the front door to apartment five. The well-presented façade of the property is a characterful mix of natural stone with brick quoining and cream painted render. A canopy forms a storm porch over the private front door, and comes complete with traditional tiling, an outside lantern and a useful storage area. The smart black composite front door has an arched fanlight over, and leads into the entrance hall.

Entrance Hall

extending to 14'7 (extending to 4.45m)

The welcoming entrance hall has a central chandelier with an ornate ceiling rose, and benefits from beautiful period wood panelling finished in fresh white with soft grey walls over. There is also a heritage style radiator, large coir mat and a plush grey carpet. A door gives access to the utility cupboard, which has space and plumbing for a washing machine with storage over, and further doors lead from the hall into the living area, to both bedrooms and to the shower room.

Living/Dining/Kitchen

19'10 x 12'4 plus bay (6.05m x 3.76m plus bay)

At the heart of the home is this large, open plan living/dining/kitchen area, which is extremely light and bright and is a wonderfully social space. The living area is finished in a soft grey scheme, with feature blue chimney breast, and is arranged around a fantastic cast fire, with period tiles, white surround and black stone hearth. There is a central chandelier, wood panelling and a ceiling rose, and plush grey carpeting flows into the dining area. The dining area is set in the large box bay window, which has fitted blinds and has recently had a replacement roof, and has plenty of space for a large dining table and chairs and also benefits from a heritage style radiator. The kitchen is separated by a peninsula and also features oak laminate flooring. The U-shaped kitchen layout makes the most of the space, with contemporary grey cabinets, a neutral worktop and fabulous cream metro tile splashbacks. Twin windows fill the space with natural light and have fitted blinds, and there are also two large recessed lights. Beneath the windows there is an integrated white ceramic sink and drainer, complete with a goose neck mixer tap, and the kitchen also benefits from an integrated dishwasher, integrated oven, gas hob and extractor over, and there is space for an undercounter fridge and freezer. A tall cupboard neatly conceals the Glow Worm combi boiler.



Bedroom One

13'11 into bay x 12'2 (4.24m into bay x 3.71m)

Generously proportioned and finished in an uplifting turquoise scheme with a grey carpet, bedroom one has a large bay window with fitted blinds and a fabulously detailed ornate ceiling rose with a chandelier and matching corning. There is also an original fireplace in white, with a cast fire and traditional green tiles. A built-in cupboard provides useful storage, and bedroom one also benefits from two heritage style radiators.

Bedroom Two

15'10 into bay x 9'10 max (4.83m into bay x 3.00m max)

Another good-size room, bedroom two has double aspect glazing with a bay window plus a window overlooking the front garden, all with fitted blinds. Soft neutral walls and grey carpet complement the original cast fire, ornate white surround and traditional tiling, and there is a central chandelier with rose, plus a radiator.

Shower Room

7'10 x 3'2 (2.39m x 0.97m)

Beautifully appointed, the shower room has a full-width shower which is fully tiled in white, complete with a glass screen, wall hung heritage style basin with a mirror over and a matching WC. There is a low-level light, extractor and a large heated towel rail. The shower room is finished in a soft grey scheme over a herringbone style oak laminate floor.

Outside

To the front, a private gravel parking area provides space for two or three vehicles. A lawn wraps around the front aspect of the house and is enclosed with recently planted bay hedging, as well as original stone walling.

Apartment Five represents a rare opportunity to acquire a beautifully presented apartment in a fabulous building, set in a desirable and convenient area, updated and upgraded while retaining period features. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: Leasehold

Lease Term: 125 Years from 17 June 2016 (118 years remaining)

Ground rent: £200 per annum

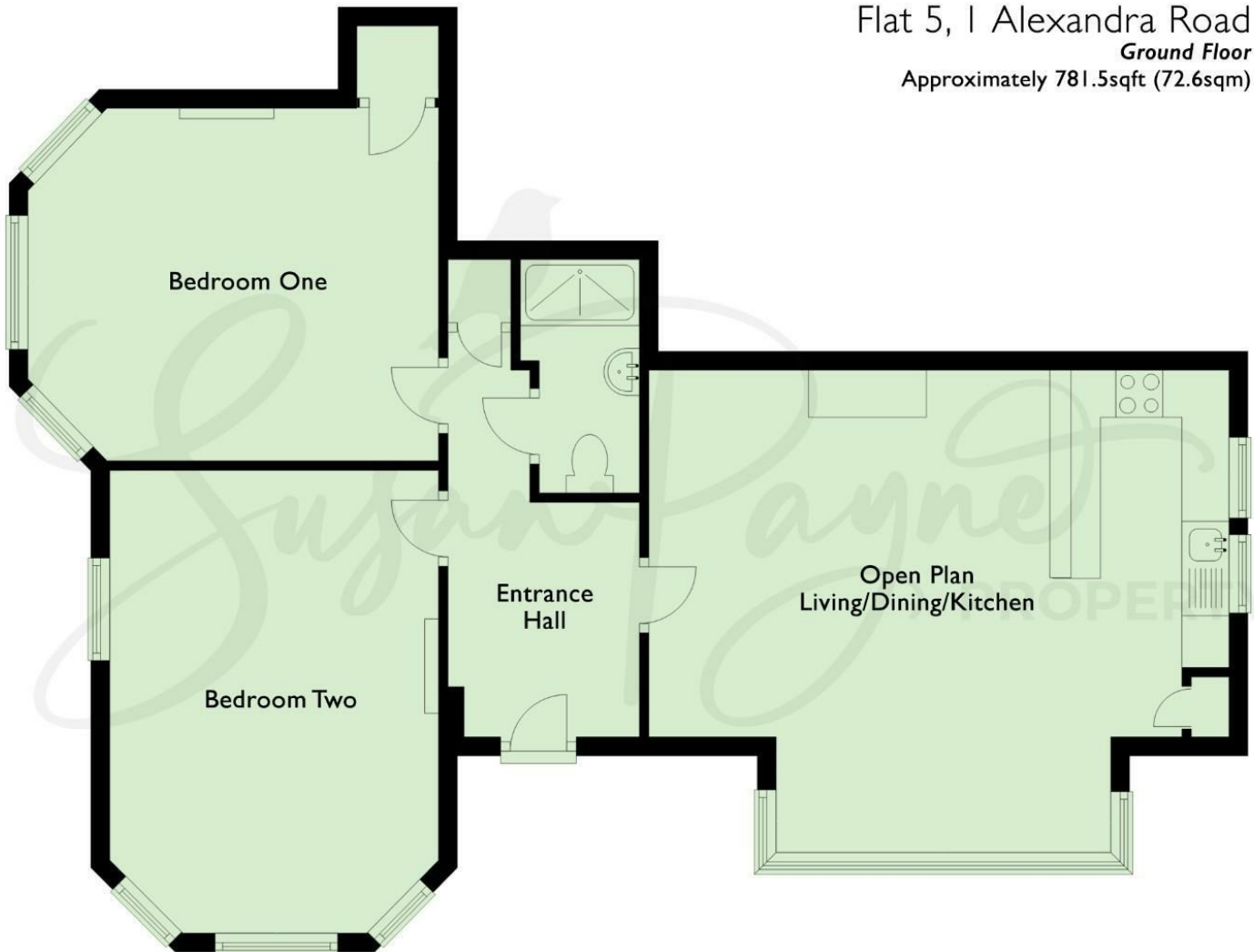
Maintenance Charge: £175 per month

Council Tax Band: A

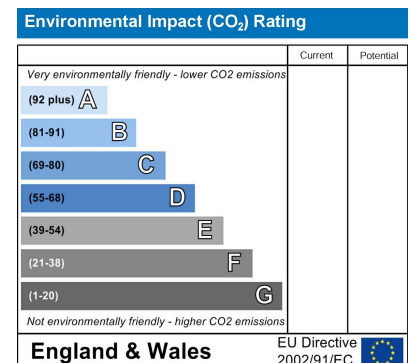
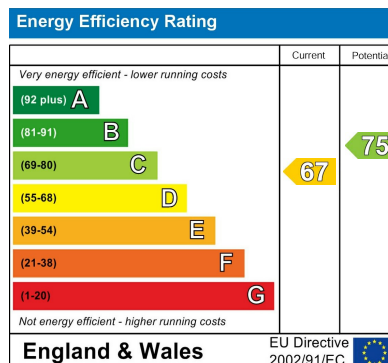
Services: Mains water, gas, electricity and drainage



Flat 5, 1 Alexandra Road
Ground Floor
Approximately 781.5sqft (72.6sqm)



Please note this floor plan is for marketing purposes and is to be used as a guide only.



Agent Notes:

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