



Guide Price £239,950

5 VOKINS RISE, ESPLANADE, RYDE, ISLE OF WIGHT, PO33 2AX



Seafields

A WELL PRESENTED FLAT WITH GREAT SEA VIEWS!

Located in this most convenient coastal setting, moments from the long stretch of beaches, Island and mainland transport links and town amenities, this **SECOND FLOOR APARTMENT** offers lovely spacious and bright accommodation plus **SOLENT VIEWS!** Internally, the entrance lobby and hallway lead to a lovely, freshly decorated open-plan kitchen/living room, **2 BEDROOMS** and modern shower room. Benefits include gas central heating, a residents' laundry room, **LIFT** access, plus an allocated **PARKING** space directly accessed via Castle Street. We believe this well presented, easy to maintain, convenient residence is absolutely perfect for those seeking a first, second, retirement or investment home. **NO CHAIN.** Sorry, no pets or holiday lets are permitted within the lease.

ACCOMODATION:

ENTRANCE LOBBY:

3'7 x 2'6 (1.09m x 0.76m)

Laminate wood effect flooring. Wall mounted thermostat. Telephone entry system.
Door to:

HALLWAY:

Welcoming hallway with laminate wood effect flooring. Cupboard housing utilities meters. Doors to:

SITTING ROOM:

20'9 x 11'9 (6.32m x 3.58m)

Spacious Sitting Room with sliding double glazed patio doors to front opening to Balcony, offering lovely views over the Solent. Television aerial point. Laminate wood effect flooring. Radiator.

OPEN PLAN KITCHEN:

Open to Kitchen area. Light modern kitchen comprising a range of cupboard and drawer units with contrasting work surfaces over. Inset single stainless steel sink and drainer with mixer tap. Tiled splashbacks. Integrated appliances include 5 ring gas hob with extractor hood over, double electric oven, slimline dishwasher and fridge/freezer.

BALCONY:

Partially covered balcony with curved metal balustrade - the ideal spot for dining alfresco and enjoying views of the Solent scene.

BEDROOM 1:

11'9 x 10'9 max (3.58m x 3.28m max)

Good sized double room with double glazed windows x 2 (tilt and turn) to front offering sea views. Built-in cupboards x 2, one with hanging space and shelving, and housing Worcester boiler. Carpeted flooring. Radiator.

BEDROOM 2:

9'9 x 7'0 (2.97m x 2.13m)

Small double room with double glazed window (tilt and turn) to front offering further sea views. Carpeted flooring. Radiator.

SHOWER ROOM:

7'8 x 4'6 (2.34m x 1.37m)

Smart shower room with white suite comprising a shower cubicle with sliding glass doors, vanity wash hand basin with mixer tap, mirror above and storage cupboards below, and low level w.c. Tiled flooring. Double glazed window to side. Heated towel rail.

RESIDENTS' LAUNDRY ROOM:

From the communal hallway, a door leads to a communal LAUNDRY ROOM for the use of residents.

PARKING:

There is an allocated parking space to the rear of the property accessed from Castle Street.

USEFUL INFOMATION:

Tenure: Leasehold: 958 Years remaining (999 Initial lease created in 1983)

Ground Rent: Suspended

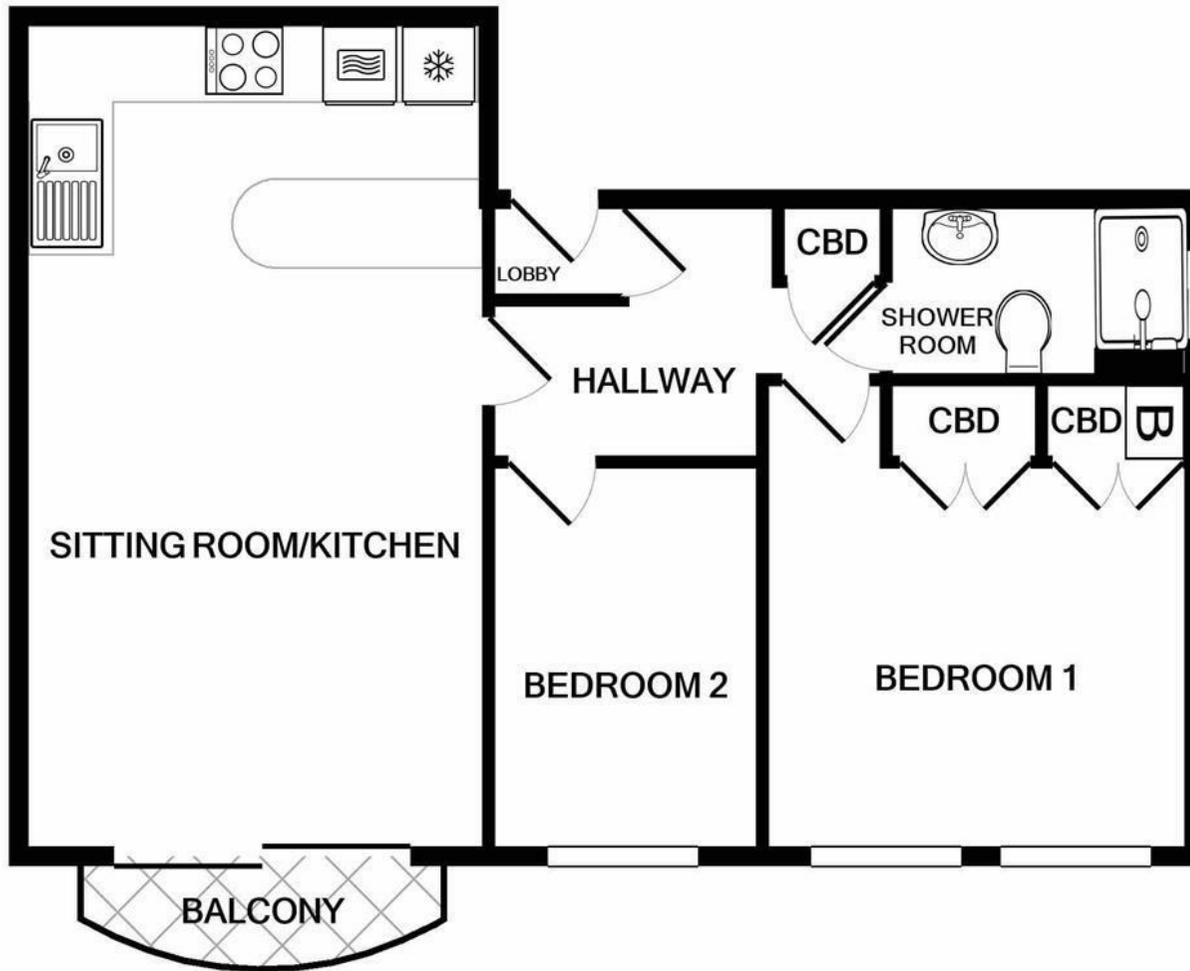
Service Charge: £1100.00 pa (payable in advance JAN each year, Inc buildings insurance)

Council Tax: C * EPC Rating: C

Services: Gas, electricity, water/drainage - All mains connected.

DISCLAIMER

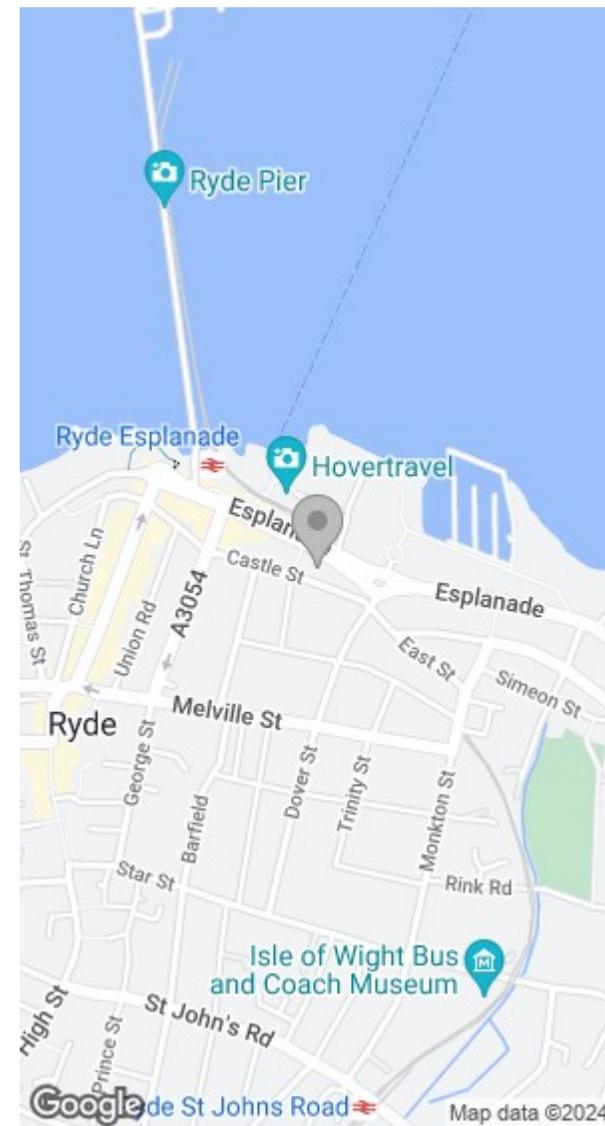
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in the details are to be relied upon as statements of fact.



TOTAL APPROX. FLOOR AREA 527 SQ.FT. (49.0 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

