



Guide Price £65,000

FLAT 5, 46 CASTLE STREET, RYDE, ISLE OF WIGHT, PO33 2EP



Seafields

**A GREAT FIRST OR INVESTMENT HOME!**  
Conveniently situated just off Union Street, Ryde, with a variety of thriving independent shops, boutiques, restaurants and bars sits this well maintained one bedroom apartment situated over 2 FLOORS. Local sandy beaches and high speed passenger ferry links to Portsmouth and Southsea are only minutes away.

Accommodation comprises; communal entrance with intercom security access plus open plan kitchen, sitting/dining room with ample storage facilities. Stairs lead to first floor **DOUBLE BEDROOM** with built in storage cupboard plus good size bathroom with wc, wash basin and small bath with overhead shower.

The apartment would suit an investor looking for a 5% plus yield or someone needing to commute regularly to the mainland. Ryde Esplanade to London Waterloo - door to door in 2 hrs 30 mins. **CHAIN FREE**

**ACCOMMODATION:**

Entrance to communal hallway. Cupboard housing electric meters. Private entrance door to No.5.

**OPEN PLAN LIVING: 4.47m x 3.68m max (14'8 x 12'1 max)**

Dual aspect with sash window and secondary glazing to front and glazed window to side. Carpeted living space with stairs to First Floor. Wall mounted electric heater. Low level cupboard housing consumer unit. Security entrance phone. Television aerial and telephone points. Deep under stairs storage area with carpeted flooring and coat hooks.

Kitchen area comprises a range of fitted cupboard and drawer units with contrasting work surfaces over. Single stainless steel sink and drainer with twin taps. Tiled splashbacks. Space and plumbing for washing machine. Space for undercounter fridge/freezer. Extractor fan.

**FIRST FLOOR LANDING:**

Carpeted flooring. Door to:

**BEDROOM: 3.35m x 2.90m max (11'0 x 9'6 max)**

Double room with carpeted flooring. Sash window with secondary double glazing to side. Wall mounted electric heater. Deep over-stairs wardrobe with hanging space and shelf. Door to:

**BATHROOM: 2.62m x 2.29m max (8'7 x 7'6 max)**

White suite comprising a compact panelled bath with mixer tap, glass screen, electric Triton shower and shower wall panel surround; pedestal wash hand basin; low level w.c. Shaver point. High level wall mounted Dimplex heater. Extractor fan. Vinyl flooring.

**TENURE:**

Leasehold: 150 years w.e.f. 2002.

Management fees (to include ground rent, maintenance, buildings insurance: £80 per month)

Restrictions: No pets or holiday lets.

**COUNCIL TAX:**

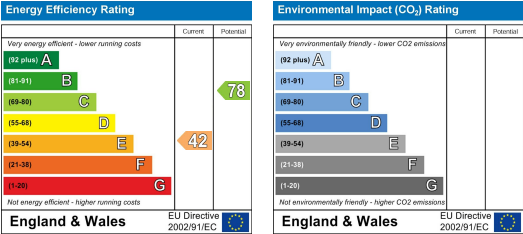
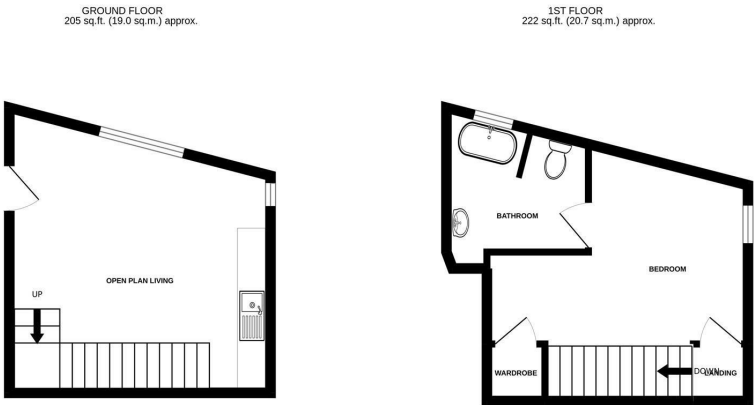
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**DIRECTIONS:**

Travelling from our office by foot, proceed down Union Street and turn first right along Castle Street. No.46 is the first property on the right hand side.

**DISCLAIMER:**

Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.



Tel: 01983 812266

Web: [www.seafieldsproperty.co.uk](http://www.seafieldsproperty.co.uk)

Email: [info@seafieldsproperty.co.uk](mailto:info@seafieldsproperty.co.uk)