



Guide Price £110,000  
5A ARGYLL PLACE, RYDE, ISLE OF WIGHT, PO33 3BX

 **Seafields**

## CONTEMPORARY FLAT IN A CENTRAL BUT QUIET LOCATION!

Set within a period property, this stylish **ONE BEDROOM** first floor apartment offers modern living in a peaceful setting. The **OPEN-PLAN** arrangement incorporates a modern kitchen and comfortable sitting area, with further accommodation including the double bedroom and en suite shower room. Benefits include **GAS CENTRAL HEATING** and double glazing with the added bonus of a private **LAWNED GARDEN**. In our opinion an ideal purchase for a first time buyer, buy to let investor or those seeking to downsize to an easy to maintain residence which is conveniently located near the town amenities plus the Island transport and mainland passenger ferry links.

### ACCOMMODATION:

Private white UPVC entrance door to:

### ENTRANCE HALL:

Hallway with carpeted stairs leading to accommodation:

### KITCHEN/SITTING ROOM:

A very well appointed open plan room offering carpeted living area with ample light from the Velux window and double glazed window to front. Feature fireplace.

Radiator. The modern fitted kitchen comprises a range of base and eye level units in gloss white with contrasting work tops. Integral electric oven, halogen hob and steel extractor hood. Stainless steel sink unit with mixer tap and tiled splashbacks. Plumbing for washing machine. Laminate flooring. Loft hatch. Down lighters. Worcester combination gas boiler. Door to:

### BEDROOM:

A double bedroom with double glazed window offering rear aspect views.

Carpeted flooring. Radiator. Sliding door to:

### SHOWER ROOM:

A modern white suite consisting of fully tiled shower cubicle; wash hand basin; low level w.c. Wall mounted mirrored vanity cupboard. Double glazed window with rear aspect outlook. Radiator.

### OUTSIDE:

The apartment benefits from an enclosed gated garden which is mainly laid to lawn with hard standing and shed.

### TENURE:

Leasehold - 862 years remaining.

Lease Term: 998 years w.e.f 1888.

Ground Rent: Nil

Service Charge: Nil

### OTHER USEFUL INFORMATION:

Council Tax Band: A.

EPC Band: TBC.

Construction: Standard.

Flood Risk: Low.

Conservation Area: No.

Tree Preservation Orders: No.

Listed Building: No.

### 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 property/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.

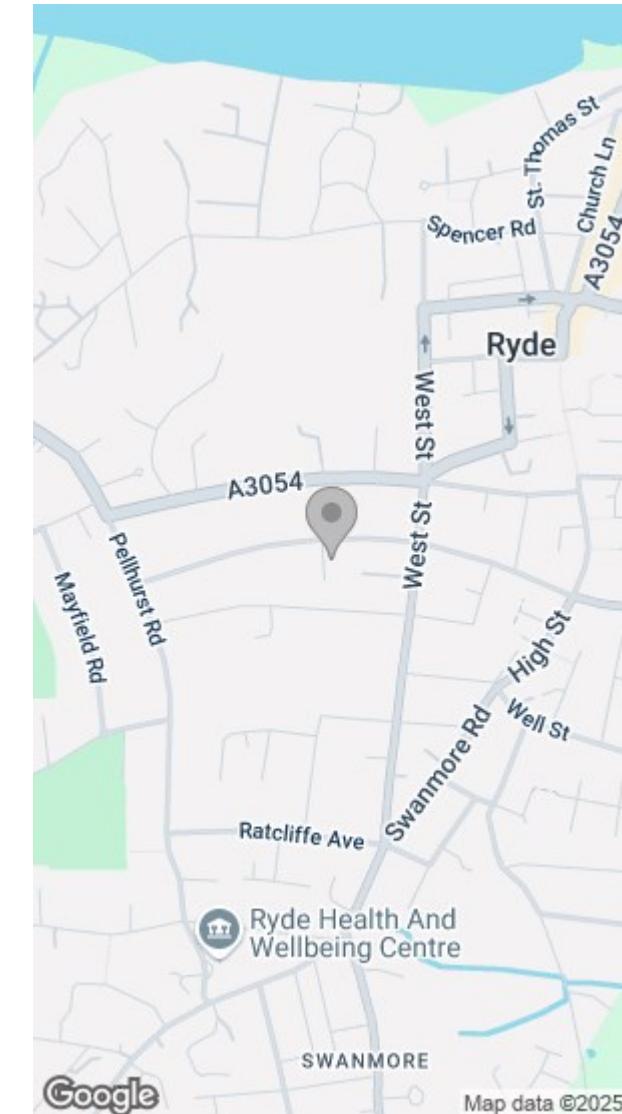


Approx Gross Internal Area  
35 sq m / 374 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

