



1 AMPHILL HOUSE, EAST HILL ROAD , PO33 1LL

£200,000
LEASEHOLD

A 2-3 bedroom GROUND FLOOR spacious apartment in a quiet location off East Hill Rd, which is within walking distance to the beach and the seafront in Ryde. MASTER BEDROOM EN-SUITE. ALLOCATED PARKING. EPC "C"

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1 AMPHILL HOUSE, EAST HILL

- Ground floor 2-3 bedroom apt • Master Bedroom en-suite • Under floor heating • Allocated parking



The accommodation with approximate measurements

Door leading to hallway

Lounge, kitchen, diner 14'9" x 13'7"

Lovely open plan area with under floor heating with a door leading to side entrance. Double glazed window which lets in lots of natural light. Kitchen with range of wall and floor units - sink and drainer and washing machine. Space for an under counter fridge. Oven and hob with extractor fan.

Main bedroom 11'5" x 8'9"

Built in wardrobe. Double glazed window. En-suite shower, low level WC. Hand basin. Under floor heating.

Bedroom 2 9'9" x 9'11"

Built in wardrobe. Under floor heating, Double glazed window

Bedroom 3 5'10" x 10'0"

Built in wardrobe, built storage, under floor heating, double glazed window

Bathroom 5'2" x 6'4"

Obscured double glazed window. Bath with over head shower. Low level WC. Hand basin. Towel rail. Under floor heating.

Additional information

Tenure: Leasehold

LEASEHOLD: 112 years remaining. MGMT FEES and

SERVICE CHARGE: Approx £2000 - tbc by vendor

GROUND RENT: £200pa

COUNCIL TAX BAND: B

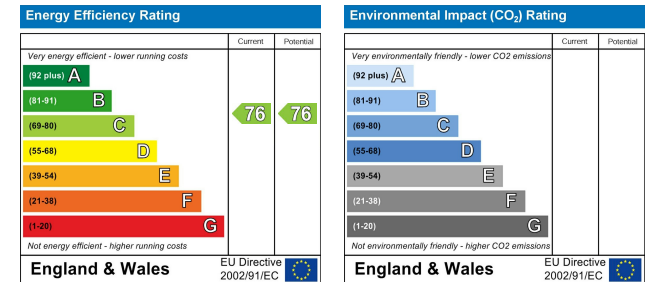
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GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements