



Amherst Place, Ryde

PO33 1FE

£170,000
Leasehold

A lovely 2 bedroom home situated on the outskirts of Ryde. Low maintenance and easy living. A great modern home in a convenient location.

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SALES & LETTINGS

Amherst Place, Ryde

2 bedroom 2 storey maisonette

Good size rooms

Low maintenance

Allocated parking



The accommodation with approximate measurements

THE ACCOMMODATION WITH APPROXIMATE MEASUREMENTS CO

Double glazed door to:

Entrance hallway

Stairs leading to first floor.

Landing

Double glazed window to rear aspect, Storage cupboard. Electric wall mounted heater. Doors to:

Lounge / Diner 4.20 m x 4.10 m Double glazed window. Electric inset fire with wooden fire place. Wall mounted electric heater.

Kitchen 3.40 m x 2.00 m Double glazed window. Fully fitted kitchen with matching wall, base and drawer units. White sink and drainer with mixer tap. Built in electric oven and hob. Space for washing machine and fridge/ freezer.

Bathroom 2.00 m x 1.70 m Fitted white suite with matching bath, low level WC and hand basin with vanity storage. Electric heated towel rail.

Stairs to second floor

Landing

Airing cupboard with water tank and shelving. Doors to:

Bedroom 1

Double glazed window. Electric wall heater. Door to En-suite

En-suite

Shower cubicle. Low level WC. Hand basin with vanity storage. Electric heated towel rail.

Bedroom 2

Double glazed window. Electric heater

Additional information

Leasehold. Approx 135 Years remaining - (please confirm with solicitors)

Ground Rent: £200 P/A (please confirm with solicitors)

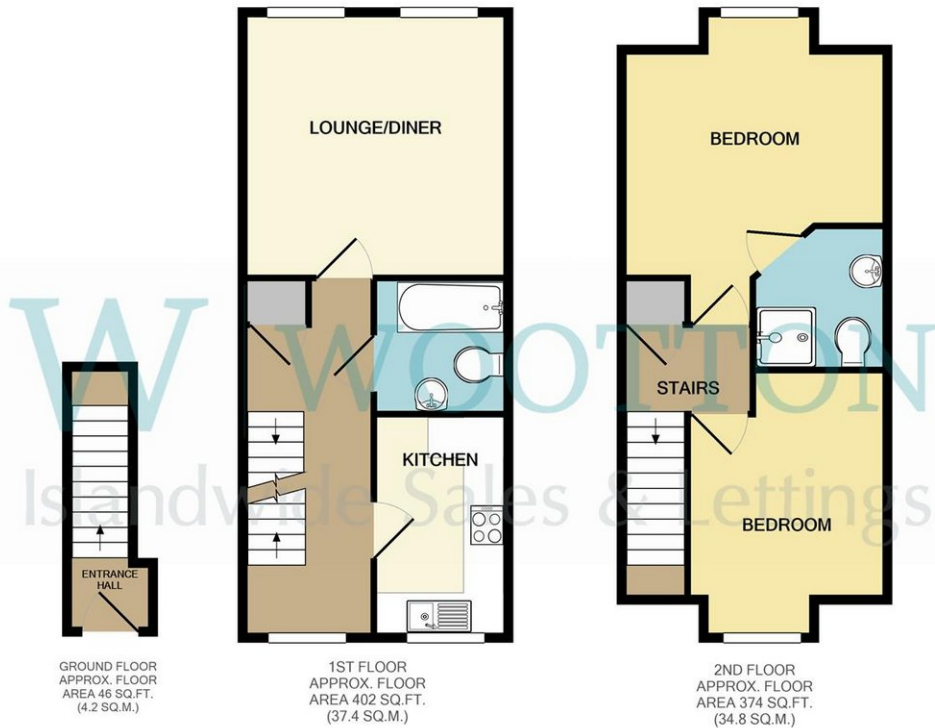
Maintenance fee: £855 P/A (please confirm with solicitor) Windows cleaned 4 times a year, hedge cutting etc.

Council Tax: Band B

EPC: C

Amherst Place, Ryde





TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.4 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Williams Estate Agents
41 High Street
Wootton Bridge
Isle Of Wight
PO33 4LU

01983 883333
sales@williamsisleofwight.co.uk
lettings@williamsisleofwight.co.uk
www.williamsisleofwight.co.uk

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