



Guide Price £150,000

1 HIGH PARK COURT, 1 GREAT PRESTON ROAD, RYDE, PO33 1DL



A TRULY DELIGHTFUL APARTMENT IN TRANQUIL SETTING!

A well presented **GROUND FLOOR** residence located on the corner of High Park Road and Great Preston Road and offering excellent level living. High Park Court is ideally situated on the outskirts of Ryde, within walking distance of local convenience stores and the bus route, plus a pleasant stroll (or short drive) to the popular beaches, sea front, town and mainland ferry links. The accommodation comprises a modern fitted kitchen/breakfast room, a generously proportioned sitting/dining room, 2 **BEDROOMS** and modern bathroom. Further benefits include **GAS CENTRAL HEATING** and double glazing. Externally, the property enjoys the use of **COMMUNAL GARDENS** together with the valuable benefit of one allocated **PARKING** space. This **CHAIN FREE** residence offers an excellent choice for first time, retirement or investment buyers and is well worth an interval visit.

ACCOMMODATION:

Entrance door to communal hall. Private door into No. 1:

ENTRANCE HALL:

A welcoming hallway with vinyl flooring leading to carpeted inner hall. Large storage cupboards x 2. Double glazed window with privacy screen. Intercom system. Radiator. Ceiling light. Doors to all rooms.

KITCHEN:

A modern fitted kitchen with neutral cabinetry, worktops and tiled splashbacks. A chrome sink and drainer sits underneath a double glazed window overlooking the communal gardens. Appliances included freestanding gas oven and hob, washing machine and under counter fridge/freezer, as well as boiler installed in 2022. Vinyl flooring. Ceiling light. Space for breakfast table and chairs.

SITTING ROOM:

A superbly proportioned dual aspect, carpeted sitting room with double glazed windows (including walk-in bay) providing ample natural light. Radiators x 2. Ceiling light.

BEDROOM 1:

A well proportioned carpeted double bedroom with double glazed window. Radiator. Ceiling light.

BEDROOM 2:

A carpeted small double (or large single) bedroom with double glazed window. Ceiling light. Radiator. Currently utilised as a dressing room.

BATHROOM:

A modern suite comprising bath with shower over, wash hand basin and low level W.C. Tiling to walls. Extractor fan. Vinyl flooring. Ceiling light. Radiator.

GARDENS:

Large communal gardens surround High Park Court for the residents' use.

PARKING:

The apartment benefits from one allocated parking space, located just a few steps away from the rear access to Flat 1.

TENURE:

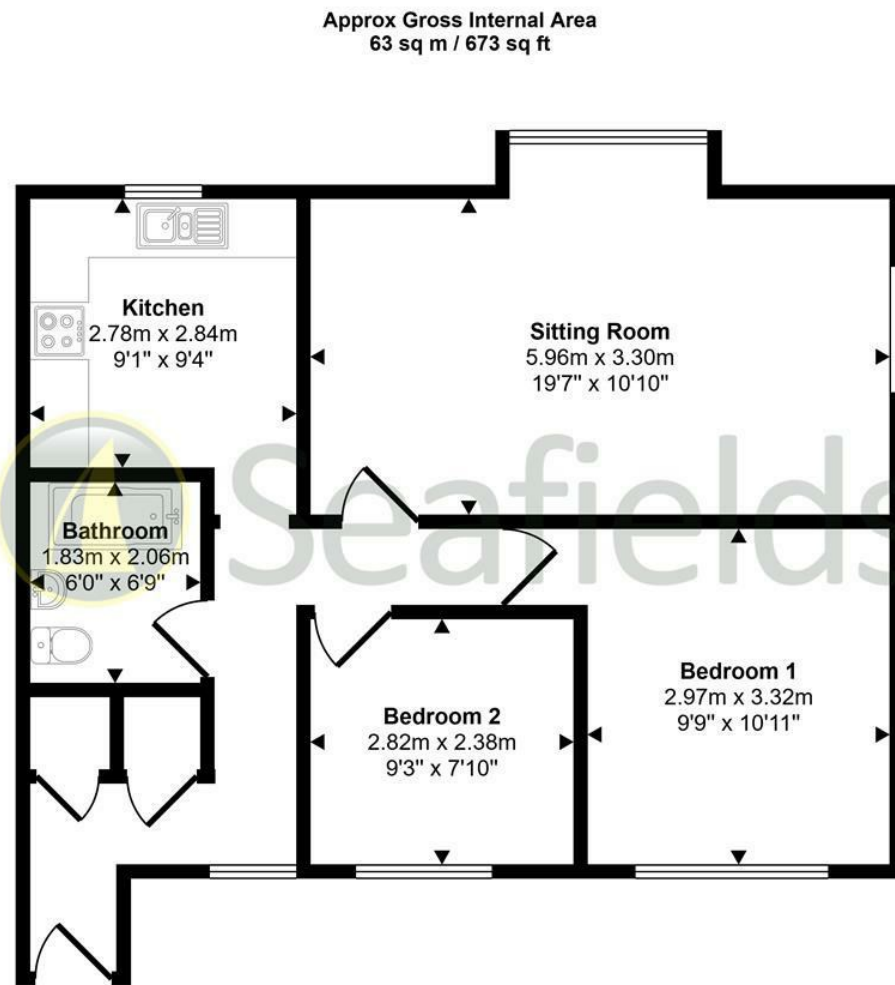
Long Leasehold: (999 years w.e.f. 1985) - 958 Yrs Remaining.
Annual Management Fee: £1,350 (to include maintenance and buildings insurance)
Management Company: John Rowell Management Co.
Ground Rent: £15 p.a.
Restrictions: No Holiday Letting or Pets are permitted within the Lease.

OTHER PROPERTY FACTS:

Conservation Area: No
Council Tax Band: B
EPC Rating: C
Flood Risk: Very Low
Seller's situation: No Onward Chain

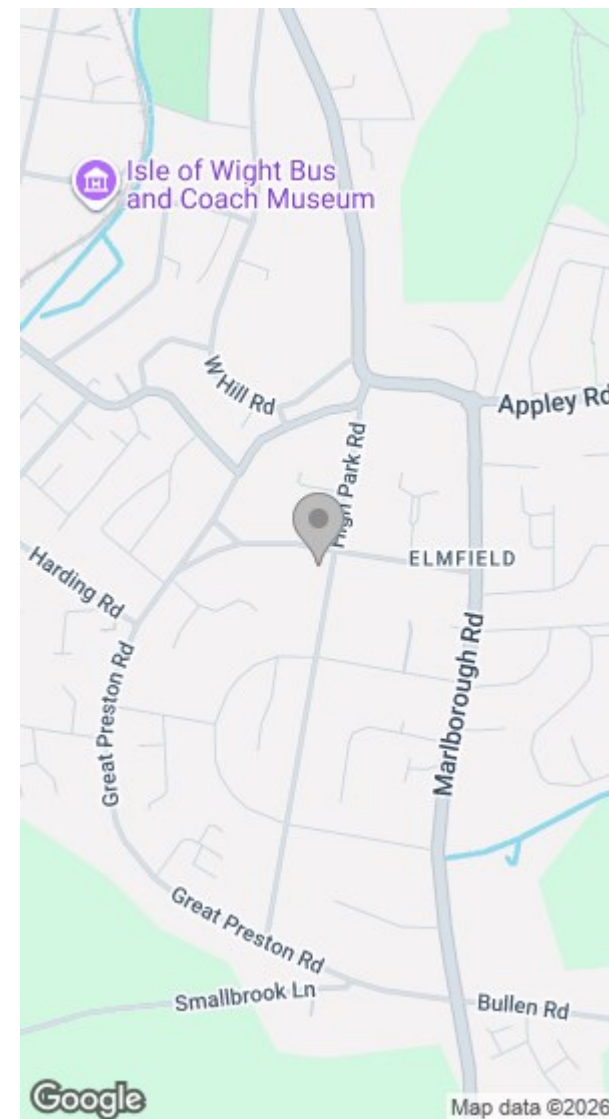
DISCLAIMER:

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 these details are to be relied upon as statements of fact.



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

