

## Ryde, Isle of Wight



- **2 Bedroom apartment**
- **Stunning sea views with Balcony**
- **Garage and parking**
- **Walking distance of beach and Union Street & Town Centre**
- **Chain free**



## About the property

Set within touching distance of the Ryde Esplanade, Appley beach and the vibrant Union Street shops. This chain free apartment comes with the most stunning sea views, whilst benefiting from both a garage and parking too.

This fabulous location would make for a wonderful second home, commuter property or perhaps someone looking to downsize and enjoy this super convenient position. With links to the mainland via the Fast Cat or Hovercraft service.

The property is within a small building of only 6 apartments, the apartment also benefits from a long lease too, which started with balance of 999 years. The outside area is well kept and there is the ownership of a garage and parking which comes with the property.

Accessed via a secure entry phone system, the property sits on the second floor occupying an elevated position, which allows for the property to take advantage of the wonderful view onto the Solent.

Two well sized bedrooms, a separate shower room and kitchen are all light, bright and airy. The living room is the space which enjoys the sea view and the balcony from this space brings it to life.

Council Tax Band B

Leasehold - 946 Years remaining  
Maintenance Charge - £1100 (paid twice yearly)  
Ground Rent (Included in Maintenance Charge)

## Accommodation

### GROUND FLOOR

Communal Entrance

Stairs to

### SECOND FLOOR

Hallway

Lounge 14'5 x 11'9

Kitchen 10'8 x 6'4

Bedroom 1 10'8 x 8'3

Shower Room

### OUTSIDE

Parking

Garage

Parking Space

Shared Drying Area

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			