

£199,000 Leasehold

Flat 6 Camden Court, 4 Dover Street, Ryde, Isle of Wight, PO33 2AQ



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

CONTACT US

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Leasehold Information

Ground rent Included in Maintenance/Service Charge
Maintenance £1100 p/a (Paid half yearly)
years lease 973 years remaining

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiow.co.uk

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

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



Call **01983-525710** to view this home, or visit www.triggiow.co.uk for more details.



These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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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 benefitting 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.

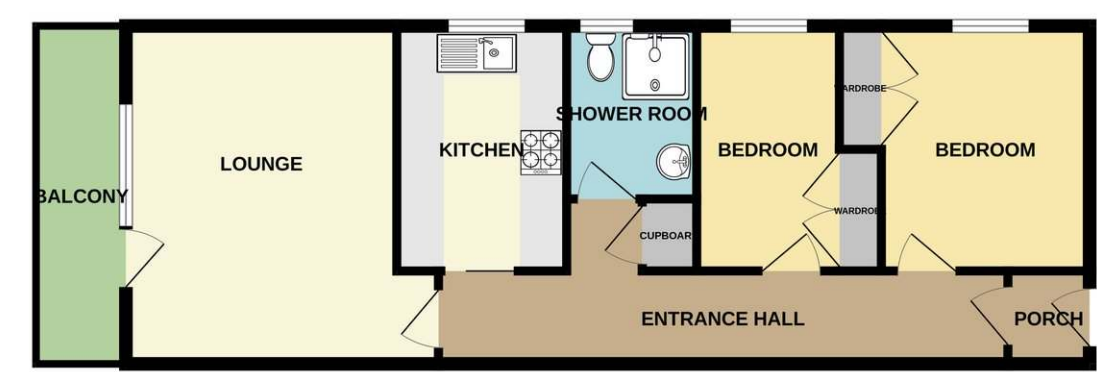
Accessed via a secure entry phone system, the property sits on the second floor occupying an elevated position, which allows for the property to take advantage of the wonderful view onto the Solent.

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



GROUND FLOOR



Accommodation

GROUND FLOOR	Bedroom 1 10'8 x 8'3
Communal Entrance	Shower Room
Stairs to	OUTSIDE
SECOND FLOOR	Parking
Hallway	Garage
Lounge 14'5 x 11'9	Parking Space
Kitchen 10'8 x 6'4	Shared Drying Area