



PROUDLY PRESENT FOR SALE

# Garden Apartment

41 Melville Street, Ryde, Isle of Wight PO33 2AN



**£220,000**  
LEASEHOLD



This fabulous two-bedroom garden apartment has been stylishly upgraded by the current owners and is located in an extremely convenient location in the heart of old Ryde.

- Immaculately presented with high quality finishes
- Convenient location close to town, beaches and ferry links
- Beautiful neutral décor throughout
- Upgraded kitchen and bathroom
- Offered for sale chain free
- Large private courtyard garden
- Retains many original features and character
- Generously proportioned rooms
- Allocated private off-street parking
- An absolute must to view

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.



You can also email us at [sales@susanpayneproperty.co.uk](mailto:sales@susanpayneproperty.co.uk), visit our website at [susanpayneproperty.co.uk](http://susanpayneproperty.co.uk) or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



This two-bedroom garden apartment benefits from well-proportioned rooms, beautiful décor and stunning outside space, combining to create a flowing layout perfectly suited to modern living. This fabulous garden apartment occupies the ground floor of a glorious Georgian building, originally constructed in the 1830s.

Situated in an enviable location in a quiet leafy position in the heart of Old Ryde, the amenities of the popular town are on the doorstep. The convenient location offers good access to schools, to the high-speed mainland ferry links, and is just a very short walk to the stunning Victorian esplanade and sandy beaches that stretch for miles along the north-eastern coastline of the Island.

This home has been sympathetically updated to an extremely high standard by the current owners of ten years. Accommodation comprises of a welcoming entrance hall, a spacious sitting room, internationally inspired kitchen, two double bedrooms and a bathroom. Outside there is an off-street parking space, a communal terrace, and a stunning private walled courtyard garden.

### **Welcome to the Garden Apartment**

Located on the corner of Trinity Street and Melville Street, the private parking area has a gate that leads into a walled courtyard garden, which has steps down to a private back door giving direct access into the entrance hall. There is also a communal terrace that leads to a grand front door into a communal hallway.

### **Entrance Hall**

The welcoming private entrance hall of the Garden Apartment has recessed lighting, neutral décor and fabulous oak laminate flooring. Doors lead to the sitting room, to the kitchen, to both bedrooms and to the bathroom.

### **Sitting Room**

*20'9 x 12'11 max (6.32m x 3.94m max)*

Double aspect glazing fills the room with natural light, and there are recessed directional spotlights. A large south facing box bay window has a pendant light and lovely broad garden views. There is a second window looking out to the front aspect, and a radiator. Vertical beams add interest to the space, which is finished with lovely neutral décor, complemented by an oak laminate floor.

### **Kitchen**

*11' x 6'7 max (3.35m x 2.01m max)*

The stylish kitchen, which has an international theme, has recessed lighting and an extractor fan. A deep south facing window creates a light ambience and has a tiled sill. The fitted kitchen is a useful mix of floor and wall units, with cream cabinets with decorative handles, stunning tile splashbacks and dark oak roll edged worktops, integrated 1.5 bowl sink and drainer with a chrome mixer tap and space for a fridge-freezer. The kitchen is finished with an internationally inspired tile floor.

### **Bedroom One**

*10'9 x 9'9 max (3.28m x 2.97m max)*

Bedroom one benefits from twin aspect glazing, with a sunny south facing window looking over the path and a second window looking over the courtyard. There are recessed directional spotlights, a radiator under the window, and bedroom one is finished with neutral décor and high-quality carpets.

### **Bedroom Two**

*10'7 x 9'4 (3.23m x 2.84m)*

Light, bright and well proportioned, this bedroom has a south facing window with views to the terrace, plus a window to the side path. There is neutral décor, recessed directional spotlighting and a high-quality neutral carpet, plus a radiator. A built-in cupboard is home to a regularly serviced Vaillant combination boiler.



### **Bathroom**

An oasis of calm and tranquillity, the bathroom is elegantly decorated and luxuriously appointed. A fabulous walk in shower spans one end of the room, with a sleek glass screen and neutral tiling. A white ceramic basin has been cleverly set into an antique cabinet, to create a high-end vanity unit, complete with louvre-doored mirror over. A metro tile splashback continues onto a tiled worktop, with space and plumbing under for a washing machine. There is a large heated chrome towel rail, a low-level WC with dual flush and the bathroom is finished with a fantastic distressed look, laminate floor.

### **Outside**

A parking space is an extremely desirable feature and is adjacent to the character stone walls which have stood since the Georgian era and surround this lovely building. A communal terrace spans the west elevation of the building and affords access into the communal entrance hall. A gate from the parking area leads into the stunning private walled courtyard garden. Facing due south, the sunny garden is a haven for flowers. A central oval of gravel has terracing around and is surrounded by raised beds with spectacular mature planting and wildflowers, complete with stone retaining walls. There is a small greenhouse to one corner, and steps lead down to a further courtyard which has a path to the private back door.

This apartment represents a rare opportunity to acquire an upgraded, stylish home, beautifully presented in a period building and located in a fabulous, convenient location.

### **Additional Details**

Tenure: Leasehold

Lease Term: 125 Years from 17/12/2001

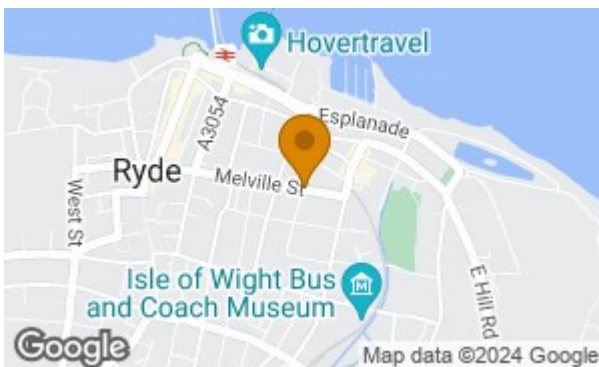
Ground Rent: Included in maintenance charge


Maintenance Charge: £1786.00 per annum. Includes: buildings block insurance, accountancy fees for management co, health and safety inspections, management fees, repairs and maintenance, cleaning of communal areas, electricity for communal areas, maintenance of communal grounds and alarm maintenance.


Council Tax Band: B



Total area: approx. 57.6 sq. metres (620.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	75
		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		73	78
		EU Directive 2002/91/EC 	

**Agent Notes:**

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