



- Stunning Sea Views!
- Smart Open Plan Living Space
- Short Level Walk to Town Centre
- No Onward Chain

- Converted Top Floor Flat
- NEW Kitchen with Breakfast Bar
- Hugely Convenient Position

- Recently Refurbished
- New Shower Suite
- Modern Electric Heating

Flat 5, Lind Court Lind Street, Ryde, Isle Of Wight, PO33 2NQ **Offers In The Region Of £150,000**

Pull up a chair to the front row seats of arguably some of the best sea views you will find in Ryde. These ever changing panoramic views include passing cruise ships and sailing craft heading out to the English Channel or coming home to port. The mainland coastline is in clear view and at night is replaced by a profusion of lights highlighting its city skyline. This 3rd floor flat sits at on the top floor of an attractive converted building and the location is hugely convenient being a short walk from the town centre shops and just a little further from the beach. The property has undergone some tasteful improvements in very recent years including remodeling the interior to form stylish open plan living space. A new kitchen and shower suite have been added to good affect and are highlighted by the tasteful decor found throughout the flat. Permits for the adjacent long stay car park are available from the Council and there will be a bus route right on your doorstep. The flat can be rented out but holiday letting is prohibited.



# Accommodation

**Communal Entrance**  
Secure entry system

**3rd Floor Landing**

**Entrance Hall**

**Built in Airing/Storage Cupboard**

**Stylish Open Plan Living Space**  
19'3 13'0 (5.87m 3.96m)  
Incorporating: Kitchen, Dining & Living

**Bedroom**  
12'9 max x 8'5 (3.89m max x 2.57m)

**Built in Storage**

**Shower Room**  
7'2 x 3'10 (2.18m x 1.17m)

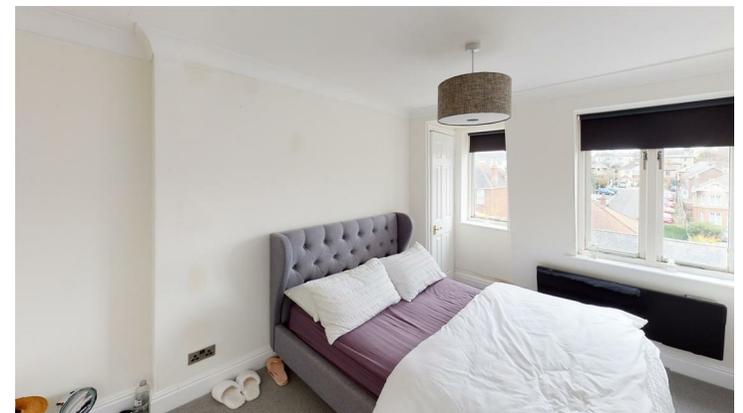
**Tenure**  
Leasehold. Residue of 999 year lease. Share of Freehold for each resident.

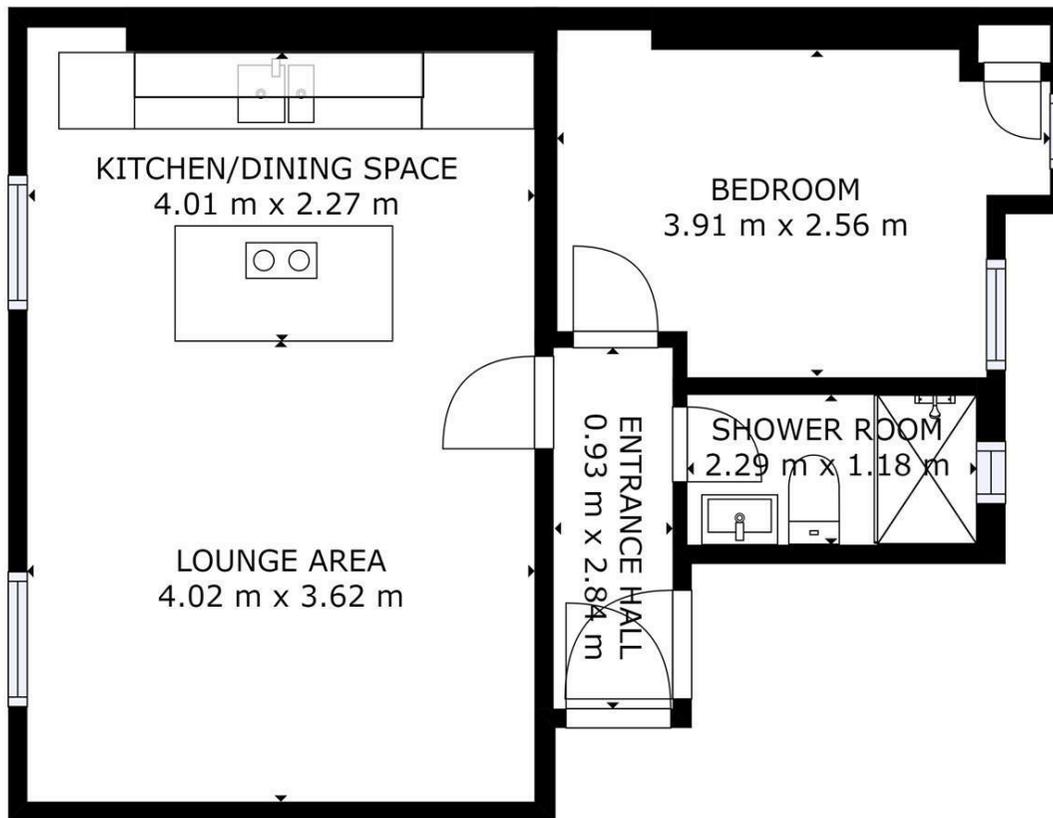
**Service Charges**  
£850 per annum. £100 Ground rent per annum.  
Island based managing agent.

**Council Tax**  
Band B

**Services**  
Unconfirmed electric, water and drainage

**Agents Note**  
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.





GROSS INTERNAL AREA  
 FLOOR 1: 40 m<sup>2</sup>  
 TOTAL: 40 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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			
England & Wales		EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

PROTECTED

**Viewing:**      Date .....      Time .....