



- Waterside Apartment
- Impressive Converted Building in Prime Location
- Sea Views
- Well Place for Town & Mainland Travel
- Private Courtyard & Communal Waterfront Grounds
- Parking
- Residents Private Access to Beach
- 3 Bedroom Accommodation
- Principal Bedroom En Suite
- Wonderful Coastal Environment

Flat 5, Wellington Court Augusta Road, Ryde, Isle Of Wight, PO33 3AT

£349,950

'Wellington Court' is a waterside character building converted into a stylish selection of flats and apartments. It is positioned in undoubtedly one of Ryde's most sought after and prestigious locations just a few minutes from the town centre and is adjoining, or more importantly, has direct private access to the beach. This first time ever to market lower ground floor flat is to the rear seaward side of the building stepping out on to its own paved terrace and the communal grounds beyond. The unique layout provides three bedroom accommodation with the principal bedroom being en suite. The modern kitchen is finished in contemporary blue and adjoins the lounge/diner which flows seamlessly onto the private patio. There is a main bathroom and other ancillary areas for appliances. Parking is within the courtyard frontage which has a central water fountain feature in-keeping with the tone of the lovely environment which is Wellington Court. On the seaward side of the building sit the extensive waterside communal gardens and terrace which enjoy front-row seats to sea views and direct access to the beach which is just the other side of the boundary wall. We feel this peaceful waterfront setting is truly a special place to live and we recommend a closer inspection to see if you will feel the same. The convenient proximity from the town centre means you will have easy access to retail shops, a supermarket, banks, post offices and coffee shops plus many other associated facilities. Mainland high speed ferry and hovercraft connections are also within reach which will be ideal for those using this as a holiday home or residents who commute.



Accommodation

Communal Entrance

Main Lobby

Lower Ground Floor

Entrance Hall

Bedroom 3/ Study

8'6 x 5'8 (2.59m x 1.73m)

Principal Bedroom

12'0 x 9'11 (3.66m x 3.02m)

En Suite

5'8 x 4'3 (1.73m x 1.30m)

Utility Cupboard

Kitchen/Breakfast Room

12'2 x 6'7 (3.71m x 2.01m)

Lounge/Diner

14'10 x 12'3 (4.52m x 3.73m)

Rear Lobby

Plumbing fridge Freezer

Bedroom 2

11'6 x 10'1 (3.51m x 3.07m)

Bathroom

7'9 x 5'10 (2.36m x 1.78m)

Parking

This apartment benefits from parking within the communal car park. This area is laid to paving and enclosed by walled boundaries. A working water fountain sits at the centre of this charming space.

Courtyard Garden

A private paved courtyard garden to the seaward side of the building. Steps edged by dwarf walls lead to the communal lawned gardens and private access to the beach. Recessed storage alcove housing boiler.



Waterside Communal Grounds

Well kept communal waterside gardens sit adjacent to the beach and sea for all residents to use. They are mainly laid to lawn apart from the terrace which runs the full width of the gardens, ideal for BBQ's, sun bathing and cruise ship spotting. A tranquil spot to get away from it all literally as close to the sea as you can possible be! A Koi Carp pond sits to one side of these lovely shared gardens.

Tenure

Leasehold tenure. 150 years from Dec 1987. 114 Years remain. Service Charge £908pa. No holiday letting. Pets and residential letting permitted. Freeholders live on site.

Council Tax

Band B

Services

Unconfirmed gas, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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