



- No Onward Chain
- 1 Bedroom Accommodation
- Gas C/Heating & D/Glazing
- Energy Rating C

- Purpose Built Upper Floor Flat
- Literally Yards from Shops & Buses
- Well Presented Interior

- Hugely Convenient Central Position
- New Carpets, Decor & Some Windows
- Lift & 1 Flight of Stairs to this Floor

Flat 12, Star House 3 Star Street, Ryde, PO33 2HX

£99,950



A well presented purpose built flat situated in the most convenient of central positions. Built circa 2006, this flat is sat on the top floor of the building accessed via a lift then just a single flight of stairs. This lofty position encourages lots of natural light in to the rooms whilst enjoying an almost birds-eye view of the bustling town below. The interior is now very well presented having been freshly redecorated and having new carpets laid in the bedroom and living room. Other brand new additions include d/glazed windows to the bedroom and lounge. All windows are double glazed and gas central heating ensures this 'energy C' rated flat is nice and warm when needed. The position epitomises convenience as stepping out of the secure main entrance at street level you will be literally 25 yards from the nearest shop. The cinema is just across the street and if you walk around the corner you will be at the bingo hall. Buses are equally close to hand as is the library, so if you are looking for a lifestyle where all services, retail and entertainment are on your doorstep then this smart modern flat is a remarkably obvious choice.



## Accommodation

Communal Entrance

Second Floor Landing

Entrance Hall

Lounge

14'2 max x 8'1 max (4.32m max x 2.46m max)

Kitchen

8'11 max x 6'1 max (2.72m max x 1.85m max)

Inner Hall

Bedroom

14'3 x 6'7 (4.34m x 2.01m)

Shower Room

10'4 x 4'7 (3.15m x 1.40m)

Communal Facilities

Lift to upper floors. Lockable post boxes. Dustbin storage area.

Tenure

Leasehold. 125 years from 2006. 107 years remaining. Service charge £800 per annum. No Pets. No holiday letting. Residential letting permitted.

Council tax

Band A

Services

Unconfirmed gas, electric, water and drainage.

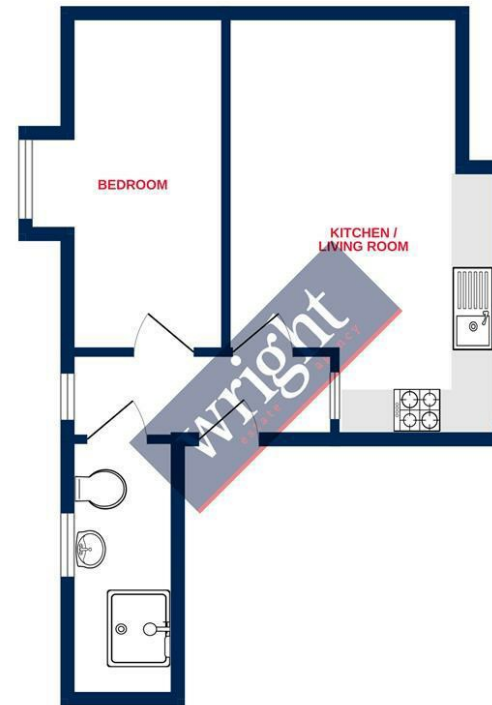
Agents Note

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.

TOP FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 368 sq.ft. (34.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any 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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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>		74	75
(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.

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