



- Chain Free
- Close Proximity To Beach
- 5 Minutes From Bus Stop
- New carpets throughout

- Far Reaching Views of Ryde
- Characterful Building
- Scope to modernise

- Communal Garden
- Gas Central Heating
- Would make a great bolthole

Flat 6, Warden Mount West Hill Road, Ryde, PO33 1LN

**£84,950**



Built circa 1850, this converted period property known as 'Warden Mount' is situated in an elevated position on the fringes of town. Stepping into this first floor flat, all rooms can be accessed via the entrance hall and have benefitted from new carpets and a white wash throughout. Two large sash windows fill the main living accommodation with natural light and provide far reaching views of Ryde town. The kitchen sits snugly off the living room which has scope to modernise while the bedroom is of modest sizing and includes a self contained shower. Stepping out of the flat, a communal garden is accessible via a path to the right hand side and is lined with matured trees and bushes. A 5 minute walk in either direction will lead you to Appley beach or the closest bus stop respectively from which a whole host of local shops and restaurants can be enjoyed.



# Accommodation

**Communal Entrance**

**1st Floor Landing**

**Entrance Hallway**

**Lounge**

12'11" x 9'9" (3.94m x 2.97m)

**Kitchen**

9'9" x 3'8" (2.97m x 1.12m)

**Bedroom**

9'6" x 7'7" (2.90m x 2.31m)

Built-in overhead wardrobes

**Shower Enclosure**

**Bathroom**

5'1" x 4'0" (1.55m x 1.22m)

**Communal Gardens**

Communal lawned gardens sit to the rear of the building. These back on to St John's Wood screened by this wooded backdrop. Designated dustbin storage area.

**Council Tax**

Band A

**Tenure**

Leasehold. 125 years from 1990, 91 years remaining. Service charge £1,281.03 annually.

**Services**

Unconfirmed electric, mains water and drainage.

**Agents Note**

Our particulars are designed to give a fair description of the property, but if there is any



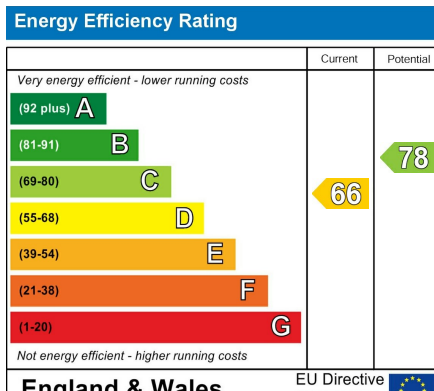


point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or 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.



328 sq.ft. (30.4 sq.m.) approx.




TOTAL FLOOR AREA: 328 sq.ft. (30.4 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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