

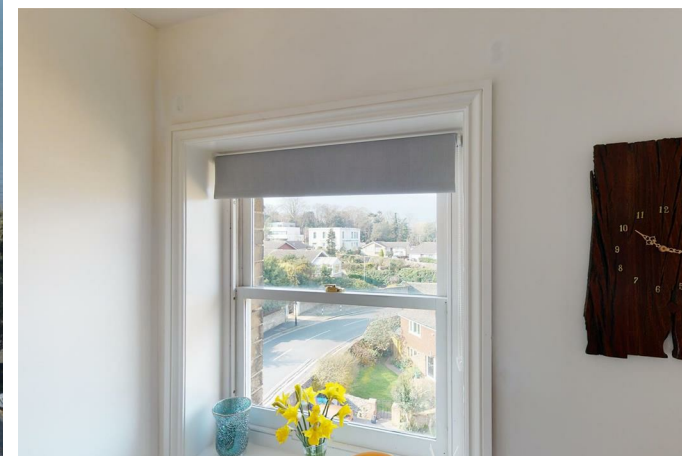


- Top Floor Duplex in Period Grade 2 Listed Building
- Generous 4 Bedroom 3 Bathroom Accommodation
- Long Lease, 800 years from 1989
- Gas C/Heating
- Stunning Panoramic Sea views
- Spacious Entrance Hall
- Prime Central Ryde Location
- Beautifully Presented Interior
- PARKING to Rear
- Comfortable 15'10 Lounge with Sea views

Flat C, Althorpe House 22 Spencer Road, Ryde, Isle of Wight, PO33 2NY

£350,000

This beautifully presented duplex occupies the top two floors of an elegant converted Grade 2 Listed Victorian building. It is situated in a prime central Ryde location yards from the town and walking distance from our wonderful beaches and coastline. You will have front row seats to some exceptional views of the sea taking in Ryde Pier and the south coast skyline. From this lofty position you can watch passing cruise ships and sailing craft as they head for the English Channel or return to port. The smart and very comfortable interior offers generous room sizes. The double and triple aspect floors appear to be wonderfully light and each room offers a slightly different take on the views of the sea. This hugely convenient location puts Ryde's extensive range of retail shops and associated facilities plus restaurants and bars all within easy reach. Home buyers will also find the short distance to the regular mainland passenger crossings from Ryde Esplanade an invaluable benefit. Classic architecture, convenience and a coastal position - what more could you ask for!



Accommodation

Communal Entrance

Second Floor Landing

Entrance Hall

9'6 x 7'0 (2.90m x 2.13m)

Kitchen/Diner

15'10 max x 15'5 max 'l' shaped (4.83m max x 4.70m max 'l' shaped)

Lounge

15'10 max x 15'6 plus alcove (4.83m max x 4.72m plus alcove)

Bedroom 1

15'7 x 11'10 plus wardrobes (4.75m x 3.61m plus wardrobes)

Bedroom 2

15'6 x 11'10 plus wardrobes (4.72m x 3.61m plus wardrobes)

Inner Hall

7'3 x 4'8 (2.21m x 1.42m)

Built In Storage

Bathroom

12'3 max x 5'11 'c' shaped (3.73m max x 1.80m 'c' shaped)

Landing

Bedroom 3

12'10 max x 11'2 (3.91m max x 3.40m)

En Suite Bathroom

7'1 x 5'6 (2.16m x 1.68m)

Bedroom 4

12'10 x 11'11 (3.91m x 3.63m)



En Suite Bathroom
8'4 x 5'4 (2.54m x 1.63m)

Communal Areas

Walled frontage connecting to side access leading to parking area. Dustbin storage area.

Parking

Allocated space for 1 vehicle accessed from Buckingham Close to the side of the building.

Council Tax

BAND C

Tenure

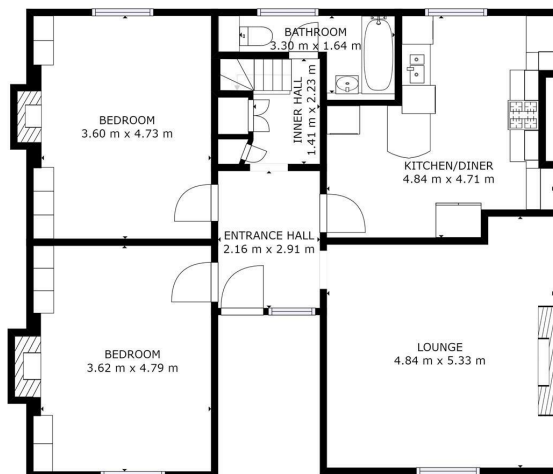
Long leasehold. £55 per annum ground rent. £250 per annum buildings insurance. 800 years from 1989 lease. 35% approx share of maintenance charges. Residential letting permitted. Pets allowed with permission.

Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Agent Notes

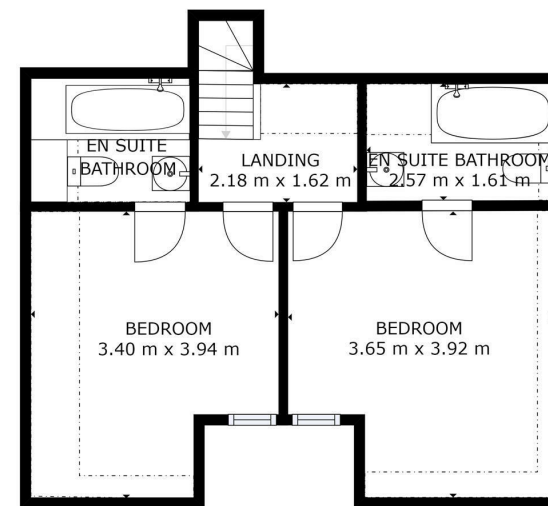
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 98 m²; FLOOR 2: 29 m²
EXCLUDED AREAS - REDUCED HEADROOM BELOW 1.9M: 10 m²
TOTAL: 127 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 98 m²; FLOOR 2: 29 m²
EXCLUDED AREAS - REDUCED HEADROOM BELOW 1.9M: 10 m²
TOTAL: 127 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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The Property Ombudsman

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