



- Stylish Top Floor Flat
- Comfortable 2 Bedroom Accommodation
- Hugely Convenient Location
- Gas Central Heating

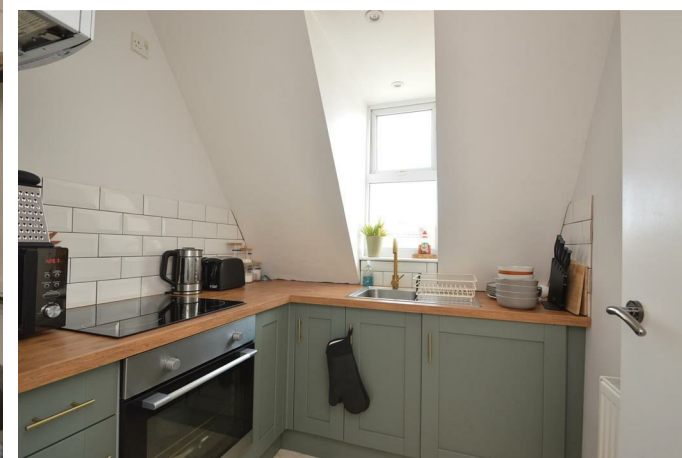
- Stunning Sea Views
- Smart NEW Kitchen & Bathroom
- Secure Entry System to Building

- Beautifully Presented Interior
- Ideal Central Town Position
- Sea Views From Breakfast Bar

Flat 6, Montana House Cross Street, Ryde, PO33 2AA

£125,000

A few years of thoughtful hard work has culminated in a stylish interior to this lofty top floor flat. The flat is now beautifully presented throughout with tasteful well chosen fresh decor highlighting the smart new kitchen and bathroom suite. The benefit of this top floor position quite simply means you get the best views and in this case they are stunning sea views as a daily reminder to the attractive coastal position you now occupy. The clever addition of a breakfast bar within the dormer sea-facing window is the perfect position to take in the passing cruise ships and sailing craft which frequent the reliable Solent. The flat is situated within the very heart of Ryde with all of the town's amenities and facilities literally on your doorstep. This includes the various local travel options, such as buses and trains, plus also the regular highspeed passenger connections to the mainland. Ryde is host to one of the most interesting selections of individual shops, restaurants and bars that you will see anywhere across the Island and all will be a matter of yards away from this well placed property. If you are townie at heart then this flat is ideal and if you are looking for a 'move in ready' home then 'ditto'.



Accommodation

Communal Entrance

Secure entry system.

3rd (Top) Floor Landing

Entrance Hall

'L' Shaped

Built-in Storage

Plumbing for washing machine.

Lounge/Diner

12'6" x 8'8" (3.81m x 2.64m)
including breakfast/bar

Kitchen

6'7" x 6'6" (2.01m x 1.98m)

Bedroom 1

12'10" x 9'1" (3.91m x 2.77m)

Bedroom 2

9'6" x 8'4" (2.90m x 2.54m)

Bathroom

9'3" x 4'4" (2.82m x 1.32m)

Communal Facilities

Shared dustbin storage area. Secure entry system.

Tenure

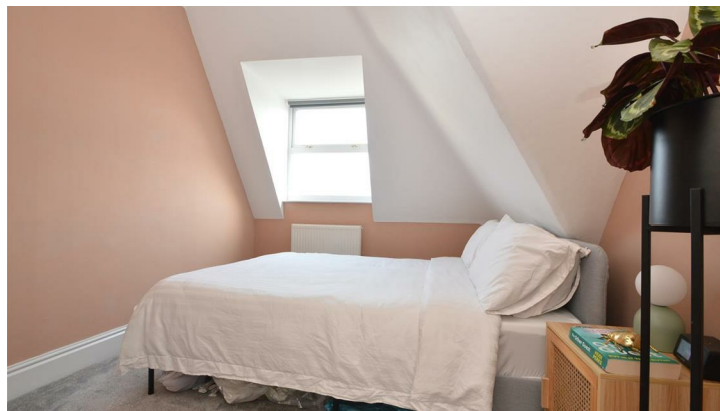
Long leasehold & share of freehold. Lease length 125 from 1991. Service charge £63..72 per month plus additional annual charge of £99.88. Annual total £864.52.

Council Tax

Band A

Mobile Coverage

Coverage includes EE, O2, Three and Vodafone.



Broadband Availability

Openreach networks. Up to superfast available.

Flood Risk

Very low risk from rivers and the sea. Low risk flooding from surface water.

Construction Type

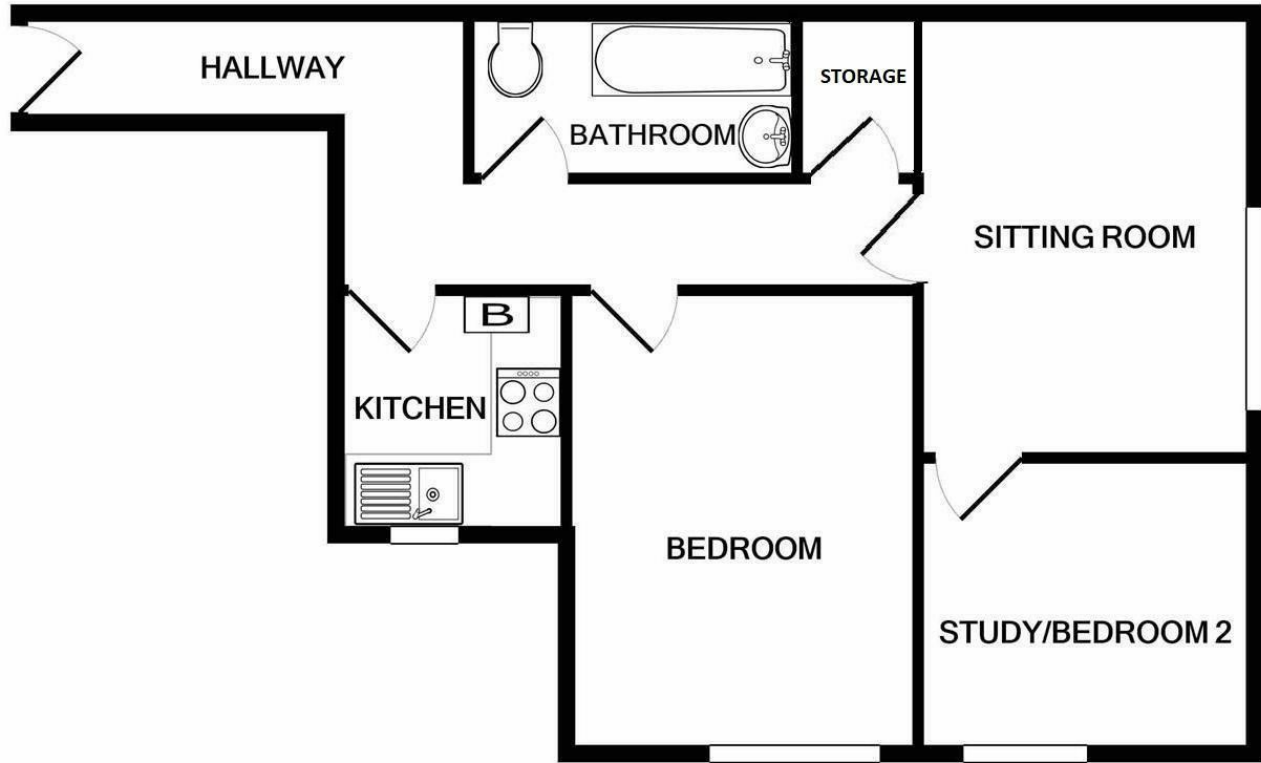
Standard construction

Services

Unconfirmed gas, mains water, electric and drainage.

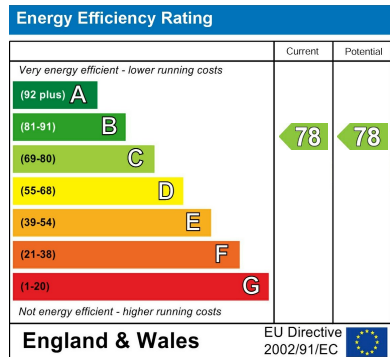
Agents Note

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.



TOTAL APPROX. FLOOR AREA 528 SQ.FT. (49.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewing: Date Time