



- Top Floor Apartment
- Short Walk To The Beach
- 16'7 Open Plan Lounge / Kitchen
- 16'7 Double Bedroom
- Easy Access To Mainland Links
- Convenient Location
- Sea & Roof Top Views
- Resident Permit Parking Area

Flat 4, 30 George Street, Ryde, PO33 2EN

£99,950

This Top Floor One Bedroom Apartment is located at the lower end of George Street, so easy striking distance of the Beach, Town centre and transport links. The FastCat and Hover Craft offer frequent passage to Portsmouth or Southsea and easy rail and coach connections. Ryde has a main bus station offering travel across the island, there's also an island train line which connects to the Pier Head or as far south as Shanklin. Although only one bedroom the space is generous and measures 16'7 in length, so plenty of space for furniture. The living area incorporates the kitchen to one end and the bay window offers views across the Solent and the roof tops of Ryde Esplanade. Ryde Town centre offers an array of shops restaurants & bars to suit most tastes.



# Accommodation

**Communal Entrance**

**2nd Floor Landing**

**Entrance Hallway**

**Built-in Storage**

**Living Room/Kitchen**

16'7" x 14'8" into bay (5.05m x 4.47m into bay)

**Bedroom**

10'7" x 13'7" (3.23m x 4.14m)

**Bathroom**

9'2" x 5'8" (2.79m x 1.73m)

**Council Tax**

Band A

**Tenure**

Long Leasehold. 999 years from 1849. 824 years remaining. Service charge £50 pcm, no ground rent.

**Restrictions**

No Holiday Letting.

**Construction Type**

Standard Construction

**Flood Risk**

Low Risk from Surface Water, Very Low Risk from Rivers & Sea.

**Broadband Connectivity**

Openreach networks. Up to superfast available.



**Mobile Coverage**

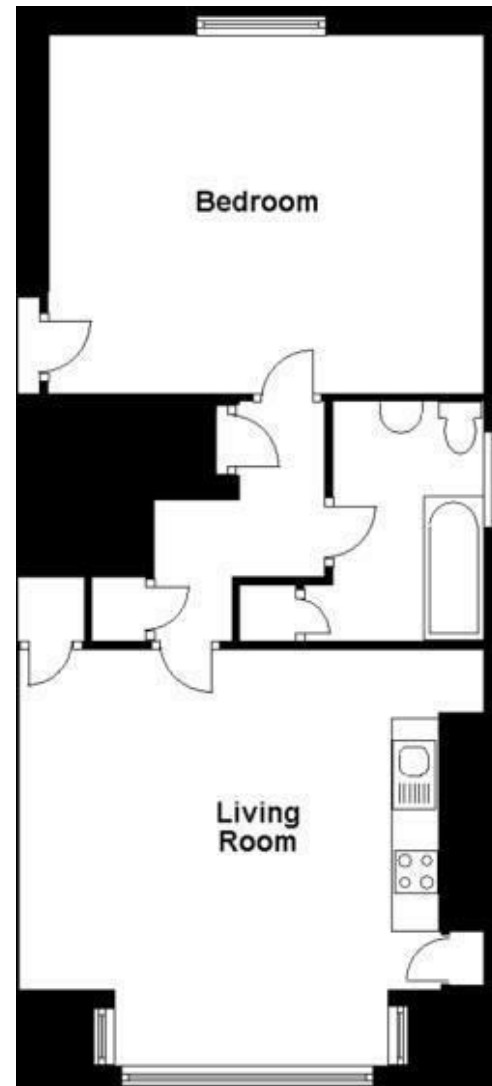
Coverage includes EE, O2, Three and Vodaphone.

**Services**

Unconfirmed electric, water, 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			50
(39-54) <b>E</b>			
(21-38) <b>F</b>	20		
(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.

187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

PROTECTED

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