



- Converted Upper Ground Floor Flat
- 18'6 Kitchen with AGA
- PARKING
- Individual Charm and Character

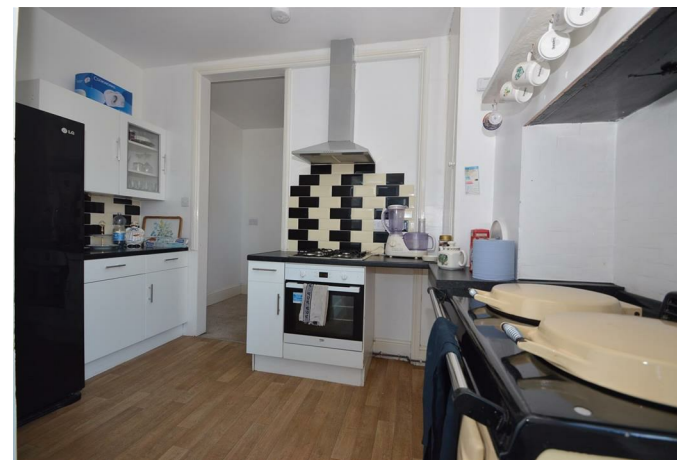
- Private Entrance
- Balcony with Interesting Views
- CHAIN FREE

- Spacious 21'5 Lounge/Diner
- Private Garden to Rear
- Gas C/Heating & D/Glazing

Flat 3, 13 Ashey Road, Ryde, Isle Of Wight, PO33 2UN

£215,000

Converted in very recent years, this upper ground floor flat is remarkably spacious and has one or two stand out features. Access is via a private entrance at ground floor level which takes you through a handy porch into the entrance hall where there is plenty of room for boots, jackets and even a bicycle. Essentially there are three double bedrooms and the main reception room combines both lounge and dining space. However, interior could quite easily favour a two bedroom two reception room layout should this be more suitable. A balcony off the lounge/diner enjoys a surprising elevated view across the surroundings including a glimpse of the sea and has steps down to your very own lawned garden to the rear. Should you wish to release your inner chef then the gas 'AGA' and the separate fitted hob and oven should give you all the equipment you will need. There is a parking space for the flat on the front hardstand and there are bus stops conveniently close by. This family sized property is well placed for local schools and just a 15 minute or so walk from the main town centre facilities which include arguably one of the best selections of retail shops that the Island has to offer.



Accommodation

Entrance Porch

10'9" x 3'3" (3.28 x 0.99)

Entrance Lobby

11'6" x 5'11" (3.51 x 1.80)

Bedroom

12'1" max x 11'9" (3.68 max x 3.58)

Kitchen

18'6" x 10'7" narrowing to 8'2" (5.64m x 3.23m
narrowing to 2.49m)

Lounge/Diner

21'5" x 14'11" (6.53 x 4.55 (6.52 x 4.54))

Inner Hall

Built in storage

Bathroom

9'1" max x 4'8" (2.77 max x 1.42)

Sitting room/Bedroom

17'6" into bay x 11'10" max (5.33 into bay x 3.61 max)

Bedroom

16'2" into bay x 11'11" max (4.93 into bay x 3.63 max)

Garden

Enclosed private lawned garden to rear accessed via balcony stairs.

Balcony

Wrap around balcony to rear overlooking garden and the pleasant surroundings. Even a sea glimpse of the sea can be seen from here. Steps down to garden.

Parking

Allocated space to front of building.

Council Tax

BAND B



Tenure

Share of Freehold. Subject to long lease, 999 years from 2020. £70 per month service charge. Holiday letting, pets and residential letting permitted.

Broadband Connectivity

Wightfibre and Openreach networks. Ultrafast fibre available.

Mobile Coverage

Coverage includes: EE, O2 & Vodafone

Flood Risk

Very Low Risk

Construction Type

Standard Construction. Converted in to flats after 2010.

Services

Unconfirmed gas, electric, telephone, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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