



- CASH BUYERS ONLY
- 15FT+ Lounge
- Modern Shower & Kitchen
- No Onward Chain
- Stunning Sea Views
- Attractive Character Grade 2 Listed Building
- Convenient Central Location
- 1 Bedroom Top Floor Apartment
- Secure Entry System
- Easy Access To Mainland Connections

Flat 8 70 Union Street, Ryde, Isle Of Wight, PO33 2LN

Offers In The Region Of £69,950

Cash Buyers Only - Welcome to this charming property located in the heart of Central Ryde! Situated on the third floor of a historic building dating back to the 1800's, this delightful flat offers a perfect blend of character and modern convenience.

One of the standout features of this property is the stunning sea views that can be enjoyed from the comfort of your own home. Imagine waking up to the sight of the sun rising over the sea or unwinding in the evening with the calming sound of waves in the background.

Located in a coastal town centre, this property offers the best of both worlds - the tranquillity of seaside living and the convenience of being close to local amenities. Whether you fancy a leisurely stroll along the beach or a spot of shopping in the town centre, everything is right at your doorstep.

Furthermore, this property comes with no onward chain, making the buying process smooth and hassle-free. Don't miss out on this fantastic opportunity to own a piece of history with modern comforts in Central Ryde. Contact us today to arrange a viewing and make this wonderful flat your new home!



Accommodation

Communal Entrance

Security entry system.

Entrance Hallway

Lounge

15'10" max x 10'11" (4.83m max x 3.33m)

Kitchen

8'3" x 8'2" (2.51 x 2.49)

Bedroom

12'2" x 10'11" (3.71m x 3.33m)

includes shower

Council Tax

BAND A

Tenure

Leasehold 89 years remaining. £900 annual service charge. £200 ground rent. Pets are allowed.

Construction Type

Standard Construction.

Mobile Coverage

Coverage: EE, Three & O2 Limited

Coverage: Vodafone

Broadband Connectivity

Openreach and Wightfibre networks.

Ultrafast fibre available.

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

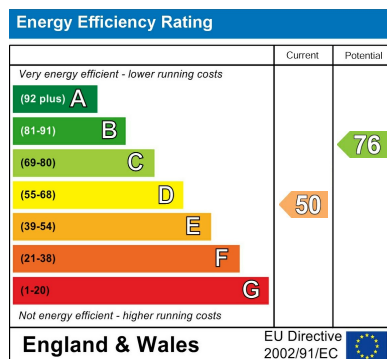


pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical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



TOTAL APPROX. FLOOR AREA 373 SQ.FT. (34.6 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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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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Viewing: Date Time