



- Stunning 2016 2nd Floor Purpose Built Flat
- 16'9 Lounge/Diner with Sea Views
- Communal Grounds with Drying Area
- Stylish Kitchen, Bathroom & En Suite
- Lovely Sea Views
- Ideal Central Position Close to Shops and Beach
- Long Lease & Share of Freehold
- Comfortable 3 Bedroom - 1 En Suite Accommodation
- Two Allocated Parking Spaces
- Well Managed & Maintained Block

Flat 5 Chestnut Court Barfield, Ryde, PO33 2JP

**£235,000**



Welcome to this stunning property located in Central Ryde! This second-floor flat, built in 2016, offers a modern and stylish living space that is sure to impress.

Boasting three bedrooms, this property provides ample space for a growing family or those who enjoy having guests over. The smart modern interior is perfect for those who appreciate contemporary design and functionality.

One of the standout features of this flat is the panoramic views it offers. Imagine waking up to stunning views of the sea and overlooking Ryde Town - truly a picturesque sight to behold.

Convenience is key with this property, as it comes with parking space for two vehicles, a rare find in such a central location. Additionally, being within walking distance to shops and the beach, you'll have everything you need right at your doorstep.

Don't miss out on the opportunity to own this beautiful flat in a coastal town position. Whether you're looking for a permanent residence or a holiday home, this property has it all. Book a viewing today and experience the charm of Central Ryde living!





# Accommodation

## Communal Entrance

Secure entry system

## 2nd Floor Landing

## Entrance Hall

Secure entry phone.

## Built-in Storage Housing Boiler

## Lounge/Diner

16'9" x 11'8" (5.11m x 3.56m)

## Kitchen

8'8" x 7'9" (2.64m x 2.36m)

## Bedroom

15'6" max x 10'3" plus wardrobes (4.72m max x 3.12m plus wardrobes)

## En-Suite

7'2" x 4'5" max (2.18m x 1.35m max)

## Bedroom

10'4" plus wardrobes x 9'6" (3.15m plus wardrobes x 2.90m)

## Bedroom

9'6" x 7'0" plus wardrobes (2.90m x 2.13m plus wardrobes)

## Bathroom

7'10" x 7'3" (2.39m x 2.21m)

## Communal Grounds & Facilities

Lawned shrub filled gardens sit to the rear of the property. Graveled pathways. Dustbin storage area. Drying area. Secure entry system. Lockable post boxes. External lighting.

## Parking

Two side by side allocated parking spaces for this flat sit to the West side of the car park to the rear.

## Council Tax

Band B

## Tenure

Long Leasehold. 999 year lease from 2017. Residents own Freehold. Current service charge £1230 per annum, payable 6 monthly.



**Construction Type**

Standard construction 2016 built.

**Flood Risk**

Low Risk from Surface Water. Very Low Risk from River & Sea.

**Mobile Coverage**

Coverage: O2 Limited Coverage: EE, Three & Vodafone

**Broadband Connectivity**

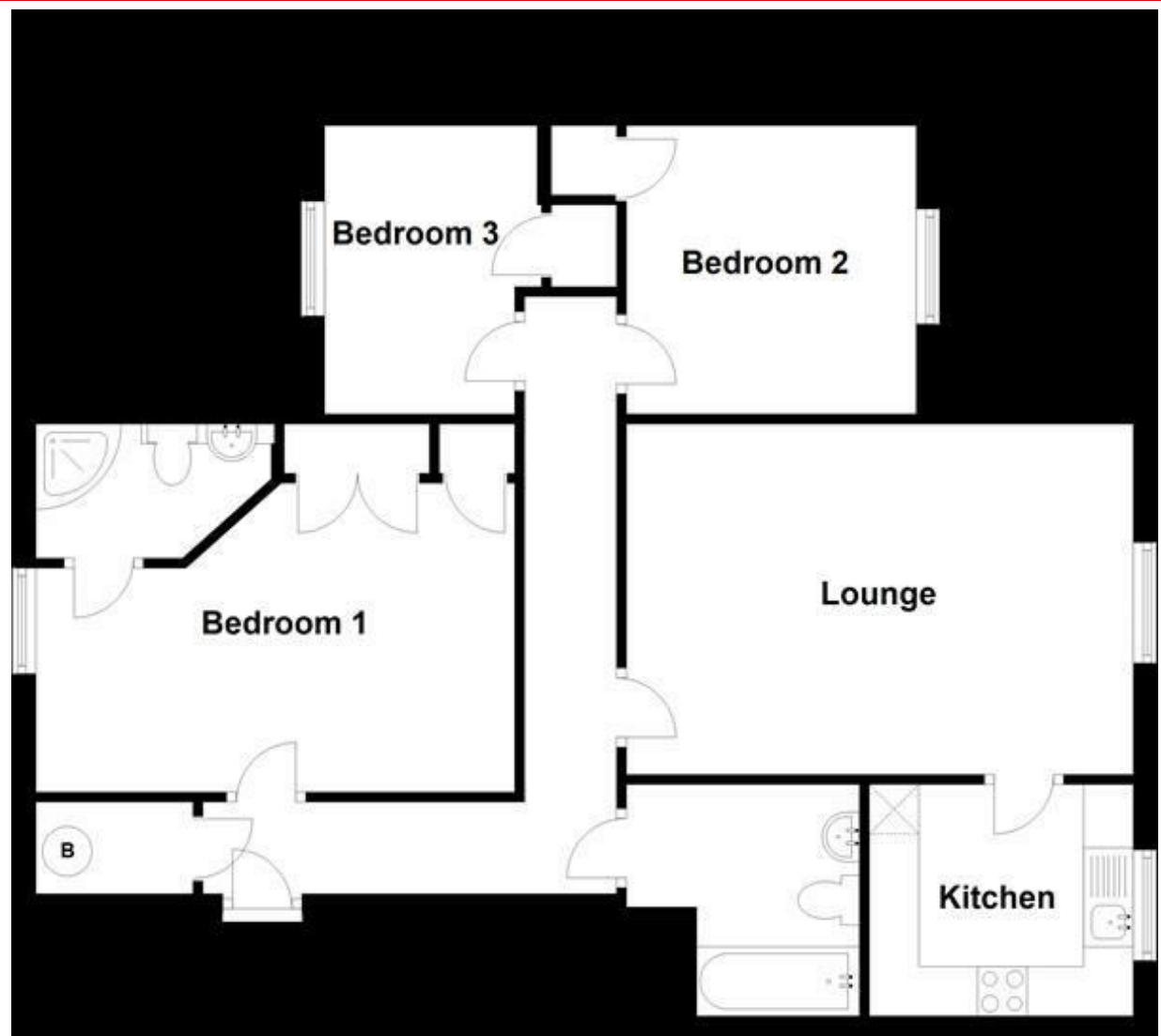
Openreach Network Available. Superfast Speed Available.

**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.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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PROTECTED

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