



- No Onward Chain
- Comfortable 2 Bedroom Accommodation
- High Ceilings & Deep Skirtings
- Long Lease - 763 Years from 2002
- Charming 1st Floor Flat in Character Building
- Private Roof Terrace (15'4 x 11'11) with Lovely Sea Views
- Separate Kitchen with Space for Appliances
- Hugely Convenient Central Position in Heart of Town
- 15'4 Lounge Bay Window & Window Seat
- Yards from Shops, Beach and Travel Options

Flat 1, 24F Union Street, Ryde, PO33 2DT

£130,000

Welcome to this charming 1st floor flat located on Union Street in Ryde! This delightful property boasts a prime location in the heart of the town centre, offering easy access to local beaches, shops and transport links to both the local area and the mainland.

As you step into this Victorian building, you'll be greeted by a character-filled space with period internal features that include high ceilings, deep skirtings, and a quaint window seat. The property comprises a spacious reception room, two bedrooms, and a bathroom, providing ample space for comfortable living.

One of the highlights of this flat is the private roof terrace, where you can unwind and enjoy lovely views of the sea stretching as far as the mainland. Imagine sipping your morning coffee or hosting intimate gatherings in this picturesque setting!

Whether you're looking for a permanent residence or a holiday retreat, this flat offers a unique blend of historical charm and modern convenience. Don't miss the opportunity to make this Victorian gem your own and experience the best of Ryde living!



# Accommodation

## Communal Entrance at Street Level

## 1st Floor Landing

## Entrance Hall

## Lounge

15'4" plus bay x 11'8" window seat to bay window  
(4.67m plus bay x 3.56m window seat to bay window)

## Kitchen

8'5" x 6'9" (2.57m x 2.06m)

## Bedroom 1

14'2" x 10'6" (4.32m x 3.20m)

## Roof Terrace

15'4" x 11'11" (4.67m x 3.63m)

Paved surface. Sea views extend across The Solent to the mainland beyond. Partially covered with transparent roof.

## Bedroom 2

15'4" x 6'11" (4.67m x 2.11m)

## Bathroom

6'11" x 6'7" (2.11m x 2.01m)

## Built-in Airing Cupboard

## Tenure

Long Leasehold. 763 years from 2002. Pays 1/3 share of buildings insurance, communal electric and any works carried out. Freeholder lives in building.

## Council Tax

Band A

## Restrictions

Pets are permitted as long as they do not cause a nuisance. Letting in permitted.



**Construction Type**

Victorian origins. Standard Construction.

**Flood Risk**

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

**Mobile Coverage**

Coverage: EE, Three, O2 & Vodafone

**Broadband Connectivity**

Wightfibre & Openreach Networks. Upto Ultrafast Speeds Available.

**Services**

Unconfirmed electric, mains water and drainage.

**Agents Notes**

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.



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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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>			
(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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Time .....