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wright
estate agency



- Garden Flat in Small Converted Block of Three
- Comfortable 1 Bedroom Accommodation
- Private Easily Maintained Garden
- Smart Modern Shower Suite
- Ideal Central Position Close to Beach & Town
- Private Entrance
- Double Glazing Throughout
- Beautifully Presented Interior
- 15'4 Lounge/Diner with Access to Garden
- Stylish Kitchen With Feature Exposed Stone Wall

6b Spencer Road, Ryde, PO33 2NZ

£134,500

Nestled in the heart of Ryde on Spencer Road, this charming Victorian flat offers a perfect blend of historical charm and modern convenience. Boasting a comfortable reception room, one bedroom, and a well-appointed kitchen, this property is ideal for those seeking a cosy yet stylish living space.

One of the standout features of this delightful flat is its private entrance, offering a sense of exclusivity and privacy to its residents. Additionally, the private garden provides a tranquil outdoor space, perfect for enjoying a morning coffee or hosting intimate gatherings with friends and family.

With a prime location just a stone's throw away from the beach and a mere 100 yards from the bustling town centre, this flat offers the best of both worlds - a peaceful retreat near the sea and easy access to all amenities and attractions.

Step inside to discover a well-presented interior that exudes elegance and sophistication. The tasteful design and stylish fittings create a welcoming atmosphere, making this flat a truly inviting place to call home.

Don't miss out on the opportunity to own this gem of a property in Ryde. Whether you're looking for a weekend getaway or a permanent residence, this flat on Spencer Road is sure to capture your heart.



Accommodation

Private Entrance

Lounge/Diner

15'4 x 10'4 (4.67m x 3.15m)

Kitchen

10'6 x 5'2 (3.20m x 1.57m)

Bedroom

10'5 x 9'5 (3.18m x 2.87m)

Shower Room

5'5 x 4'6 (1.65m x 1.37m)

Private Garden

The pretty garden is fully enclosed by fence boundaries creating a feel of privacy. It is laid to a combination of artificial lawn and decking. Gated access to front of building. Space for bins.

Tenure

Long leasehold. 460 years remaining. 3 flats in building therefore this flat is responsible for a 1/3 share of costs.

Restrictions

Residential letting & Holiday letting permitted. Pets are allowed as long as they do not cause a nuisance.

Council Tax

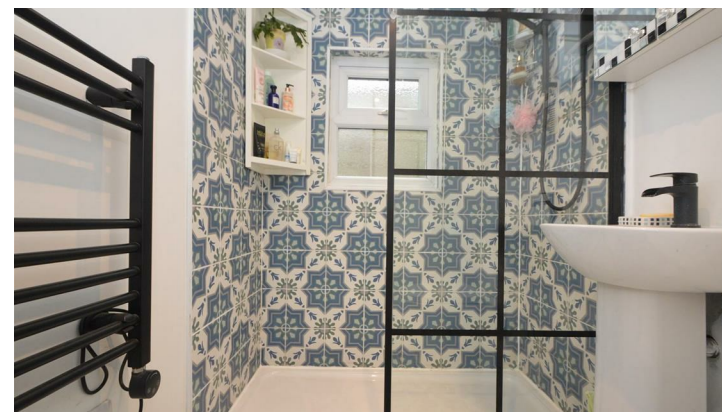
Band A

Flood Risk

Very Low Risk

Broadband Connectivity

Openreach & Wightfibre networks. Ultrafast fibre available.



Mobile Coverage

Coverage includes EE & Three. Limited coverage from Vodaphone & O2.

Construction Type

Victorian build. Rendered elevations. Single skin kitchen & shower room area.

Services

Unconfirmed electric, water, drainage & broadband.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Total floor area 32.6 m² (350 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



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Viewing:

Date

Time