



- No Onward Chain
- Residents own Freehold
- Handy Built in Storage
- 100 Yards from Town Centre Facilities
- Top Floor Converted Flat
- Attractive Grade 2 Listed Character Building
- 12' Kitchen/Diner
- Hugely Convenient Location
- Sea Glimpses With Mainland Beyond
- Scope to Modernise Interior

Flat 3 6 Lind Street, Ryde, Isle Of Wight, PO33 2NQ

**Offers In The Region Of £89,950**



This converted flat sits atop one of central Ryde's classic converted Georgian Grade 2 listed town houses built circa 1830. Its lofty position is rewarded with a glimpse of the sea as a reminder of just how close to the sea you are living. All rooms lead off the generous entrance hall. To the front is the cosy lounge and adjacent bedroom leaving the kitchen/diner and bathroom to the south facing rear. The interior offers scope to modernise and improve to meet your own tastes and requirements. The location is perfect for any 'townie' as the flat cannot not be more than 100 yards from both Union Street and the High Street where all shops and facilities are found. Buses pass along Lind Street enabling Island wide travel from your doorstep and passenger links to the mainland are found along The Esplanade. Our lovely coastal town is blessed with miles of sandy beaches, coastal walks and of course its iconic pier protruding hundreds of metres into the sea.



## Accommodation

### Communal Entrance

Stairs to second floor landing and front door to:

### 2nd Floor Landing

### Entrance Hallway

6'5 x 5'3 (1.96m x 1.60m)

### Built in Storage Cupboards

### Lounge

12'1 x 8'7 (3.68m x 2.62m)

### Kitchen/diner

11'11 x 9'6 (3.63m x 2.90m)

### Built in Airing Cupboard

### Bedroom

12'0 x 6'7 (3.66m x 2.01m)

### Bathroom

12'0 x 6'6 max (3.66m x 1.98m max)

### Tenure

Third Share of Freehold title (three flats in building). Subject to lease also, 125 years from 1993. Maintenance £50 per month. Internal management company. No pets. No holiday letting. Residential letting permitted.

### Council Tax

Band A

### Construction Type

Assumed cavity wall construction.

### Broadband Connectivity

Openreach and Wightfibre networks. Up to ultrafast fibre available.





Mobile Coverage

Coverage includes EE, O2 & Vodafone.

Flood Risk

Annual risk is Very Low

Services

Unconfirmed electric, drainage and water.

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		79
(69-80) C		
(55-68) D	55	
(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

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