



- Stunning Converted Grade 2 Listing
- No Onward Chain
- Modern Tiled Bathroom
- Fresh Decor & New Flooring

- Lower Ground Floor 1 Bedroom Flat
- Communal Parking
- Ideal Central Location Yards from Shops & Beaches

- Beautifully Presented Interior
- Private Walled Courtyard Garden
- Generous 14'11 Double Bedroom

Flat 1, Wrafton House, 46 Melville Street, Ryde, PO33 2AE

£125,000

Welcome to this charming property located in the heart of Central Ryde! This delightful lower ground floor flat boasts a perfect blend of Victorian charm and modern convenience.

As you step into this beautifully presented flat, you are greeted by 43 sqm of accommodation, ideal for relaxing away from the hustle and bustle of daily life. The fresh decor and new carpets give the space a bright and inviting feel.

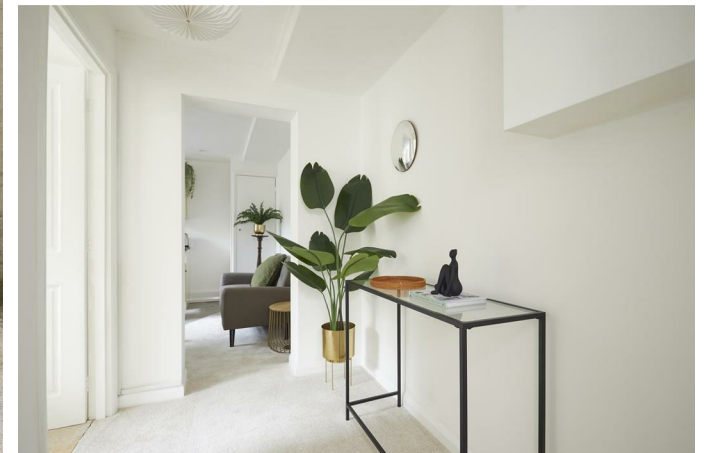
The property features one particularly generous bedroom, perfect for unwinding after a long day, and a well-maintained bathroom for your convenience.

Situated in a stunning Grade 2 listed converted building, this flat offers a unique living experience. The property is surrounded by its own lawned grounds, providing a peaceful and picturesque setting.

One of the highlights of this property is the private courtyard, complete with stone wall boundaries and a raised flower bed, offering a lovely outdoor space to enjoy a morning coffee or evening glass of wine.

With parking available for one vehicle, you'll have the convenience of easy access to transport links and local amenities.

Don't miss the opportunity to make this charming flat your new home. Contact us today to arrange a viewing and experience the beauty and comfort this property has to offer in person.



Accommodation

Entrance to Flats 1 & 2

Communal Entrance Hall

Flat 1 Entrance Hall

Kitchen/Dining/Living Room

11'8 x 10'11 (3.56m x 3.33m)

Bedroom

14'11 x 10'4 (4.55m x 3.15m)

Bathroom

9'7 x 7'8 (2.92m x 2.34m)

Rear Hallway

Private Courtyard Garden

Stone wall boundaries enclose this private courtyard which sits off the rear of the flat. It is laid to concrete for ease of maintenance and has a raised flower bed to one side. It faces west attracting the sun late into the day.

Communal Parking

Communal parking area to side of the building available to this flat on a first come first served basis.

Tenure

Long leasehold. Service charge £1,200 per annum

Council Tax

Band A

Restrictions

Residential and holiday letting are permitted.
No pets are allowed.

Flood Risk

Very Low Risk



Mobile Coverage

Coverage includes: EE, O2, Vodafone & Three

Broadband Connectivity

Openreach and Wightfibre networks. Ultrafast fibre available.

Construction Type

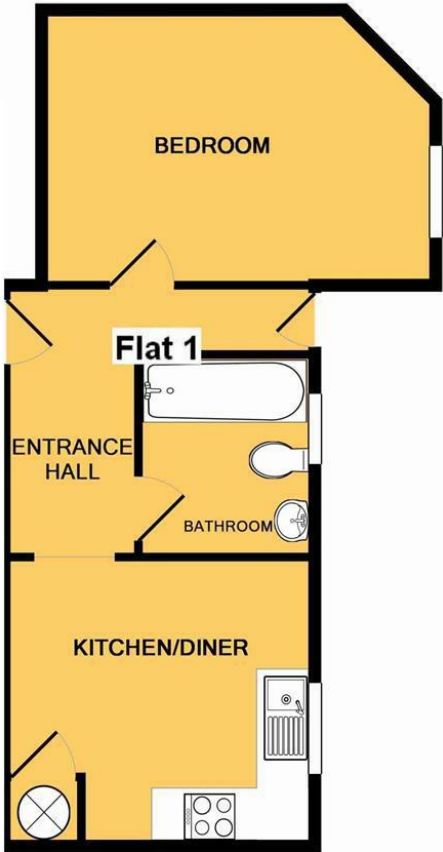
Victorian building. Rendered elevations.

Services

Unconfirmed electric, water and drainage

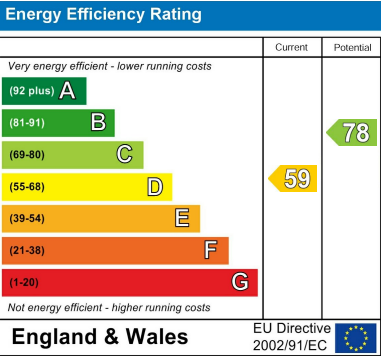
Agents Note

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



LOWER GROUND FLOOR

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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PROTECTED



Viewing: Date Time