



- Well Presented Purpose Built Flat
- Generous 15'4 Bay Window Lounge/Diner
- Modern Bathroom with Shower over Bath
- Long 999 year Lease & Share of Freehold (see notes)

- Ground Floor Single Level Living
- Well Placed for Buses, Beach & Trains
- External Storage Cupboard (see notes)

- Comfortable 2 Bedroom Accommodation
- Allocated Parking & Visitor Parking
- New Individual Electric Heaters

4, Parkmead Court Park Road, Ryde, PO33 2HD

£142,500

Situated in the heart of Central Ryde, this charming ground floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. Spanning 581 square feet, this well-presented, purpose-built residence features two inviting bedrooms, making it ideal for couples, small families, or individuals desiring extra space.

As you enter, you are greeted by a generous lounge/diner, enhanced by a delightful bay window that floods the room with natural light and offers pleasant views of the surrounding area. The tasteful decor throughout the flat creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The addition of smart new electric heaters in several rooms ensures a cosy environment, while the double-glazed windows help to retain warmth and provide peace from the outside world.

Storage is never a concern here, with handy internal cupboards and an additional storage area located in the undercroft parking space, which conveniently accommodates two vehicles.

The location of this flat is particularly advantageous, being within easy reach of local amenities. Residents can enjoy the nearby recreation park, beach, and excellent transport links, including bus routes and the train station, making commuting and leisure activities effortlessly accessible.

In summary, this delightful flat combines comfort, convenience, and a prime location, making it a perfect choice for anyone looking to embrace the vibrant lifestyle that Central Ryde has to offer.



Accommodation

Communal Entrance

Secure Entry System

Ground Floor Communal Lobby

Entrance Lobby

7'10" max x 6'9" max (2.39m max x 2.06m max)

Built-in Storage

Inner Hall

Built-in Airing Cupboard

Lounge/Diner

15'4" into bay x 10'11" (4.67m into bay x 3.33m)

Kitchen

7'8" x 7'4" (2.34m x 2.24m)

Bedroom 1

13'1" plus wardrobe x 9'6" (3.99m plus wardrobe x 2.90m)

Bedroom 2

11'2" x 7'5" (3.40m x 2.26m)

Bathroom

6'8" x 5'10" (2.03m x 1.78m)

Allocated Parking

Allocated space plus visitor space.

Lockable Storage

A lockable storage cupboard situated within undercover parking.

Communal Facilities

Dustbin storage facilities. Secure entry system.
Lockable post boxes in entrance.

Council Tax

Band B



Tenure

Long leasehold 999 years from 2024. Residents own freehold. Current monthly service charge is £65. Residential letting is permitted. No holiday letting. Pets are allowed with permission.

Construction Type

Cavity wall

Flood Risk

Very Low Risk

Mobile Coverage

Limited Coverage: EE, Three, O2 & Vodafone

Broadband Connectivity

Openreach Network. Up to Superfast Available.

Services

Unconfirmed electric, mains water, drainage and 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 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	72
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 Tombletons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



Floor Plan

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



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Viewing:

Date

Time