



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 Connectvity**

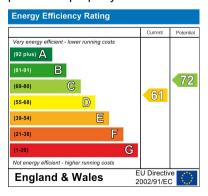
Openreach Network. Up to Superfast Available.

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



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.



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.

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