



- No Onward Chain
- Open Plan Living/Dining/Bedroom
- Parking
- Perfectly Positioned for Town & Beach

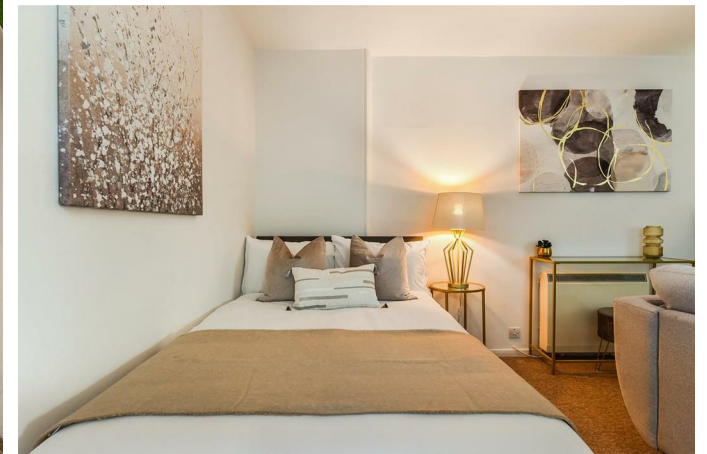
- Beautifully Presented Studio Flat
- Smart Modern Separate Kitchen
- Communal Grounds

- Ground Floor Accommodation
- Modern Shower Suite
- Imposing Grade 2 Listed Building

Flat 4, Wrafton House, 46 Melville Street, Ryde, PO33 2AE

£95,000

Undoubtedly Wrafton House is perfectly positioned for easy access to both the bustling town centre at Ryde and its renowned extensive beaches. Less than 100 yards from the shops this imposing building is part of central Ryde's architectural heritage and well worthy of its grade 2 listing. Flat 4 is a beautifully presented ground floor studio flat ideally suited to those hankering for a 'latch-key' style of property readily convenient and easy to lock-up and leave when needed. The proximity from the town centre shops and Ryde's sandy beaches offers added attraction as a holiday home and holiday rental sector. The layout includes a sizeable multi-purpose living/dining/bedroom space with west facing windows. There is a separate smart modern kitchen and a shower room to complete the internal arrangement. A pillared entrance leads to the communal parking area from Melville Street, guest and visitors will find additional parking within Melville Street. Ryde has one of the best selections of retail shops and services found anywhere on the Island and these will be almost on your doorstep. Besides from its beaches Ryde is particularly well known for its iconic pier and regular passenger crossings to mainland Portsmouth and Southsea.



Accommodation

Communal Entrance

Flat Entrance

Open Plan Living/dining/Bedroom Space

16'8 max x 15'11 max (5.08m max x 4.85m max)

Kitchen

6'11 x 6'4 (2.11m x 1.93m)

Shower Room

6'4 x 5'7 (1.93m x 1.70m)

Communal Facilities

Lawned communal grounds sweep around this impressive building on three sides. Perimeter fences or stone walls enclose the grounds from the surroundings. There is plenty of space to the south facing sunny side of the building for residents to use and enjoy. A large mature tree is prominent within the frontage offering welcomed screening from the Melville Street. Dustbin storage area.

Communal Parking

A pillared entrance leads to the communal parking area where parking is available for this flat on a first come first served basis.

Tenure

Long leasehold. 125 years from 2023. 123 years remaining. Service charge £1,200 per annum

Service Charge

The service charge is £1,200 per annum

Restrictions

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

Council Tax

Band A

Flood Risk

Very Low Risk



Broadband Connectivity

Openreach and Wightfibre networks. Up to Ultrafast fibre available.

Mobile Coverage

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

Construction Type

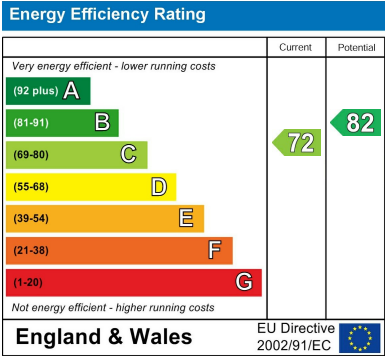
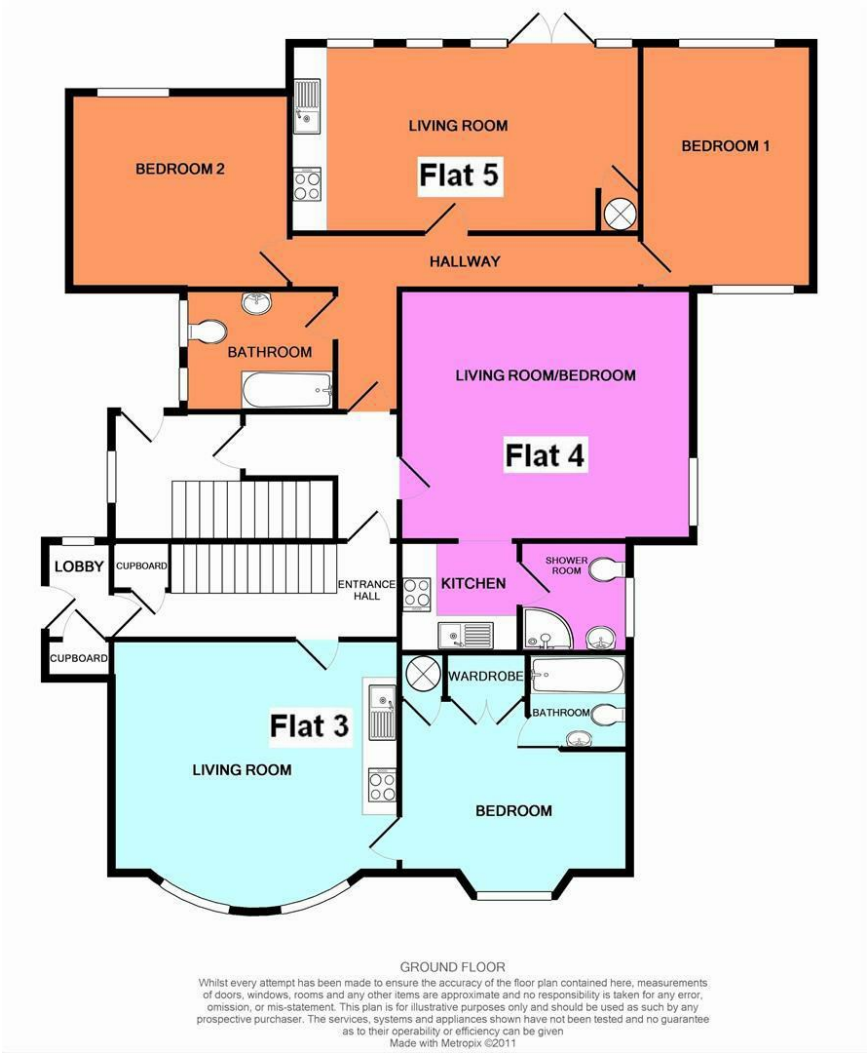
Rendered solid walls.

Services

Unconfirmed water, electric, 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.

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Viewing: Date Time