



- Attractively Individual Duplex Flat
- Impressive Converted (2009) Character Building
- Residents own Freehold-Well Managed Block
- Smart Communal Areas
- Comfortable 2 Double Bedroom Accommodation
- Allocated Parking
- Gas C/Heating & D/Glazing
- Lounge with South Facing Balcony
- Stylish Kitchen/Diner
- Secure Entry System & Lockable Post Boxes

Flat 6, Mountbatten House Partlands Avenue, Ryde, PO33 3DS

£172,500

Located in the charming town of Ryde, this attractively individual first-floor duplex flat offers a delightful blend of Victorian character and modern convenience. Converted in 2009, the property spans an impressive 613 square feet and features one reception room, two spacious double bedrooms, and a well-appointed kitchen/diner, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

The heart of the home is the inviting lounge/diner, which boasts a south-facing balcony. This feature not only floods the room with natural light but also provides a private outdoor space, perfect for enjoying a morning coffee or unwinding after a long day. The layout is thoughtfully designed to accommodate both relaxation and entertaining, ensuring a warm and welcoming atmosphere.

One of the standout benefits of this property is that the residents own the freehold to the building. This arrangement allows for greater control over ongoing expenditure and maintenance, providing peace of mind for future homeowners.

Situated conveniently close to the town centre, this flat offers easy access to local amenities while maintaining a sense of tranquillity away from the hustle and bustle. Additionally, the property includes allocated parking for one vehicle, a valuable asset in this desirable area.

In summary, this Victorian duplex flat in Ryde presents a unique opportunity to enjoy a comfortable and stylish lifestyle in a sought-after location. With its generous living space, modern features, and the charm of its historical roots, this property is not to be missed.



Accommodation

Communal Entrance

Secure Entry

1st Floor Communal Landing

Entrance Lobby

Entrance Hall

Lounge

13'7" x 11'8" (4.14m x 3.56m)

Loft Hatch

Balcony

9'9" x 4'4" (2.97m x 1.32m)

Kitchen/Diner

12'7" x 8'3" (3.84m x 2.51m)

Bedroom

11'0" x 8'4" (3.35m x 2.54m)

Bathroom

6'11" x 5'2" (2.11m x 1.57m)

2nd Floor Landing

Bedroom

12'2" x 8'2" (3.71m x 2.49m)

Walk-in Storage

5'6" max x 4'2" max (1.68m max x 1.27m max)

Allocated Parking

Allocated parking space for the flat within the communal car park.

Communal Facilities

Secure Entry System. Dustbin storage area. Lockable post boxes.

Tenure

Leasehold. Residents own freehold. Lease 125 years from 2/2/2009. Service charge £80 per month.



Council Tax
Band B

Restrictions
Residential letting permitted. No holiday letting. Pets-
permission needed.

Construction Type
Cavity wall

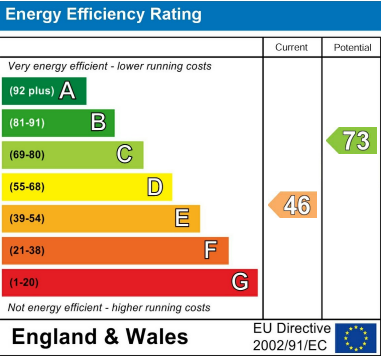
Flood Risk
Very Low Risk

Mobile Coverage
Coverage: EE, O2 & Vodafone

Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast fibre
available.

Services
Unconfirmed gas, electric, mains 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.



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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