



- Superbly Individual Garden Flat
- Smart Modern Kitchen with Garden Access
- Comfortable 1 Bedroom Accommodation
- Charming Single Floor Living

- Private Entrance
- Garage & Allocated Parking Space
- Generous 20'7 Lounger/Diner Overlooking Garden Peaceful Setting Yards from Tennis Club
- Private Sunny South Facing Garden
- Character Filled Interior with Striking Features

Found along Playstreet Lane in the charming town of Ryde, this delightful Victorian garden flat offers a unique blend of historic character and modern convenience. With a private entrance, this ground floor residence boasts a spacious reception room, a comfortable bedroom, and a contemporary bathroom, making it an ideal choice for those seeking single floor living.

The flat is bathed in natural light, thanks to its high ceilings and elegant multi-pane windows, which enhance the property's distinctive charm. The smartly designed kitchen, which has direct garden access, complements the flat's character, providing a perfect space for culinary creativity while maintaining the essence of its Victorian roots.

One of the standout features of this property is its private, south-facing garden, a sunny oasis perfect for relaxation or entertaining. Imagine enjoying your morning coffee or hosting friends in this tranquil outdoor space.

Additionally, the flat offers parking for a vehicle and a garage, a rare convenience in such a desirable location. Situated just a stone's throw from the local lawn tennis and bowls club, residents will find themselves well-placed for leisurely walks and community activities.

This property is not just a home; it is a lifestyle choice, offering the perfect balance of comfort, charm, and convenience. Whether you hanker for single floor living or looking to downsize, this flat is a must-see for anyone seeking a unique living experience in Ryde.







# **Accommodation**

**Private Entrance** 

**Entrance Hall** 

**Study Area** 

Bathroom

6'2 max x 5'7 max (1.88m max x 1.70m max)

**Built in Storage** 

Lounge/Diner

20'7 max x 11'11 max (6.27m max x 3.63m max)

Kitchen

9'11 max x 9'10 (3.02m max x 3.00m)

**Bedroom** 

17'3 max x 7'7 (5.26m max x 2.31m)

## **Private Garden**

The charming garden flat has its own private garden to the rear. It is directly accessed from the double doors in the kitchen. The sunny south facing 'sun trap' of a garden is neatly laid to lawn and framed by hedge and fence boundaries. Established shrubs and ornamental trees line the boundaries creating welcomed privacy from the surrounding gardens. A sun deck sits off the kitchen as the perfect bbq/alfresco dining spot. Garden tap. Concealed storage area to the side.

## **Parking**

There is an allocated parking space within the communal frontage.

## Garage

Sectional sliding doors. Secure space for a vehicle or a storage facility.

## **Council Tax**

Band A

## Tenure

Long leasehold. 999 years from 1895. Headleasee owns the penthouse in the building. Southview is responsible for 1/6 of all costs including building insurance. Building insurance £260 per annum.







## **Construction Type**

Cavity wall

#### Flood Risk

Very Low Risk

### **Mobile Coverage**

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

## **Broadband Connectivity**

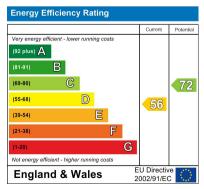
Openreach and Wightfibre networks. Up to Ultrafast fibre available.

#### **Services**

Unconfirmed gas, electric, water and drainage.

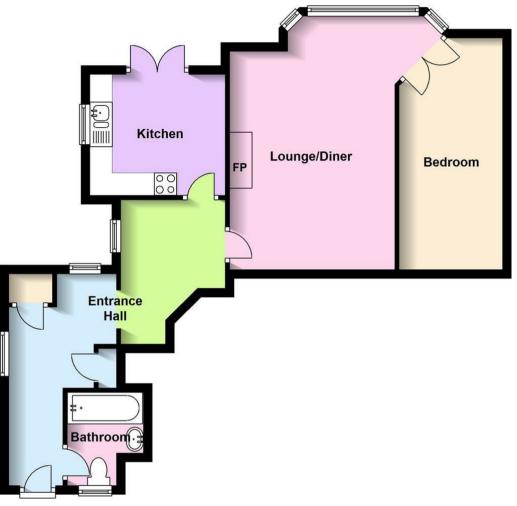
## **Agents Note**

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.



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.

# **Ground Floor**





Viewing:	Date	Time