



- No Onward Chain
- 14'7 Lounge/Diner with Sea Views!
- Peaceful Coastal Town Position
- Low Maintenance Fees of £540 per annum

- Well Presented 1st Floor Flat
- Allocated Parking
- Smart Modern Shower Room

- Purpose Built and Well Maintained Building
- Secure Entry, Gas C/H & D/Glazing
- Long 970 year Lease. Share of Freehold.

Flat 3, 48, Walton Lodge West Hill Road, Ryde, PO33 1LN

£142,500

Nestled in the charming coastal town of Ryde, this well-presented first-floor flat offers a delightful blend of comfort and convenience. Built in 1996, this property is part of a meticulously managed block of just seven flats, ensuring a sense of community and tranquillity.

As you enter, you are greeted by a spacious lounge/diner that boasts a lovely view of the sea, serving as a constant reminder of the stunning coastal lifestyle that awaits you. The interior is both stylish and modern, featuring a contemporary kitchen that is perfect for culinary enthusiasts, alongside a chic shower suite that adds a touch of luxury to your daily routine.

This flat comprises two well-sized bedrooms, providing ample space for relaxation or work-from-home arrangements. The property also includes a designated parking space for one vehicle, a valuable asset in this sought-after area.

The location is truly exceptional, with the beautiful beaches and local park just a stone's throw away, offering endless opportunities for leisure and recreation. Additionally, the building backs onto St Johns Wood, creating a serene natural backdrop that enhances the sense of privacy and peace.

This first-floor flat in East Ryde is an ideal choice for those seeking a coastal retreat with modern amenities and a welcoming community atmosphere. Whether you are looking to your first home or downsizing, this property promises a delightful living experience in one of the Isle of Wight's most desirable locations.



Accommodation

Communal Entrance

Secure entry

First Floor Landing

Entrance Hall

Entry phone

Lounge/Diner

14'7 x 12'1 (4.45m x 3.68m)

Kitchen

8'10 x 8'2 (2.69m x 2.49m)

Bedroom 1

12'3 x plus wardrobes x 8'11 (3.73m x plus wardrobes x 2.72m)

Bedroom 2

10'1 x 6'5 (3.07m x 1.96m)

Shower Room

6'9 x 6'0 (2.06m x 1.83m)

Allocated Parking

Allocated and numbered space for Flat 3.
Visitor spaces to the front of the building,

Communal Facilities

Secure entry system. Lockable post boxes.
Visitor parking spaces. Parking area to the rear.

Tenure

Long leasehold 999 years from 1996.
Residents own the freehold, 1/7 of a share each. Service charge £540 per annum.

Restrictions

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

Flood Risk

Low Risk of Surface Water Flooding.



Construction Type

Purpose built. Brick elevations. Cavity wall.

Mobile Coverage

Coverage includes Ee, O2, Three and Vodaphone.

Broadband Conectivity

Up to Ultrafast fibre available.

Council Tax

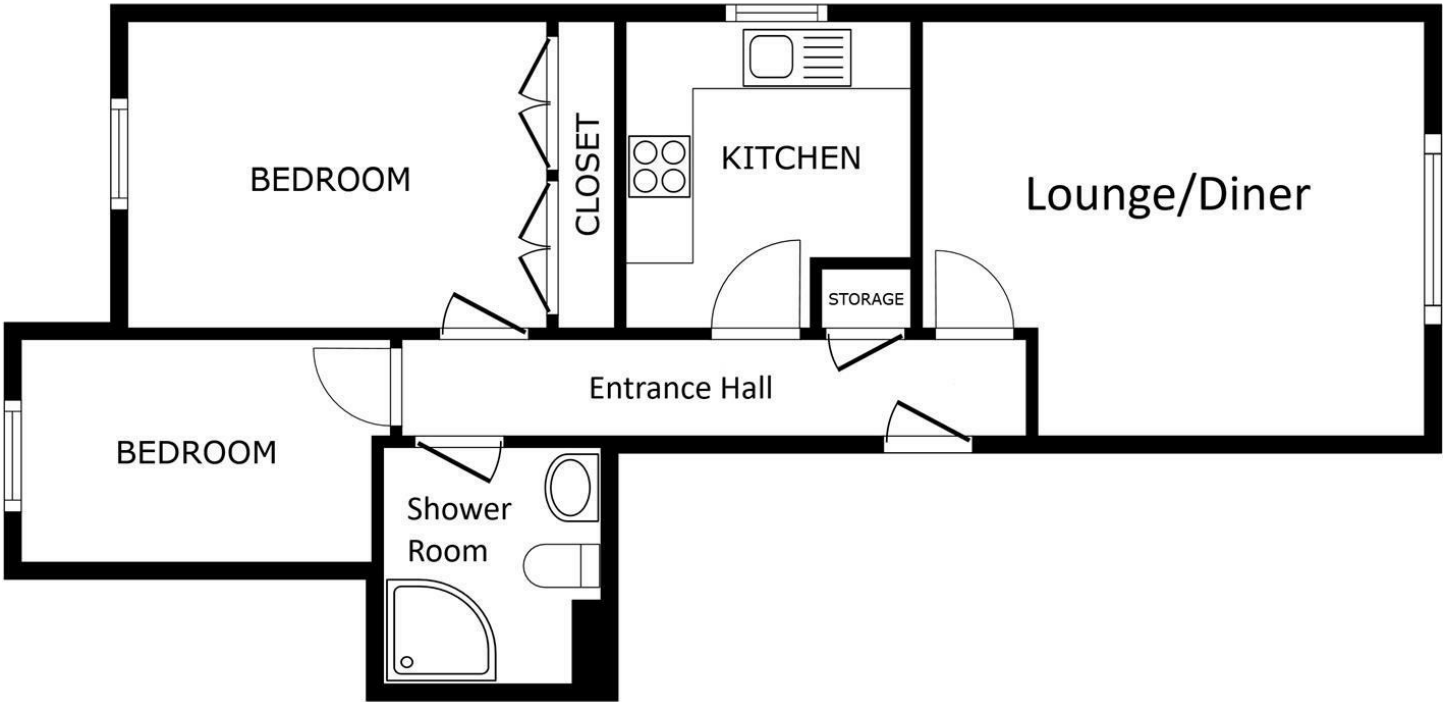
Band B

Services

Unconfirmed gas, electric, water and drainage.

Agents Note

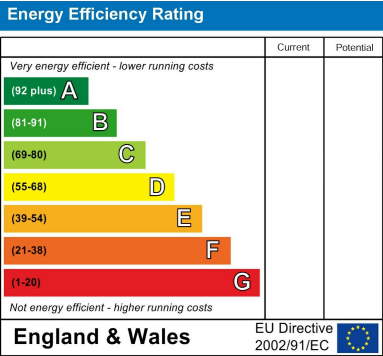
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 51.9 m²
TOTAL : 51.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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