



- Smart Recently Converted Garden Flat
- Stylish 17'2 Kitchen/Diner
- Recently Converted/Refurbished in 2019
- No Onward Chain & Long Leasehold (854 years remaining)

- Comfortable 1 Bedroom Accommodation
- Private Entrance
- Hugely Convenient Central Location

- Smart Modern Interior
- Private Walled Garden to Rear
- Only 2 Flats in Block, 50% Share of Costs

84 High Street, Ryde, Isle Of Wight, PO33 2SU

£115,000

The well presented garden flat is a recent 2019 conversion. As such it has a smart interior plus an extensive range of fundamental improvements in line with current building regulations. This flat is a great option for a more discerning buyer who wishes to be able to move straight in to their new home without the usual hassles of undertaking time consuming and expensive improvements. It sits within a truly convenient position in central Ryde and just 100 yards from the main shopping area of the High Street. One of the most extensive collections of retail and associated facilities which the Island has to offer will be at your beck and call. Buses pass by at the end of the road and the nearest car park is 150 yards away plus there is on-street parking available in this Upper High Street position too. The stylish interior favours a generous open plan kitchen/diner and living space with high ceilings and fashionable decor. Access to the flat is via your own private entrance and to the rear is a surprisingly generous, albeit low maintenance, garden enclosed by walled boundaries including a gated rear access too. The flat occupies the entire ground floor and there is just one other flat in this attractive building. If you hanker for single floor living and strive for the many benefits of town living then we can highly recommend this exceptional flat!



Accommodation

Private Entrance

Lounge

15'7" x 9'0" (4.75 x 2.74)

Built in Storage

Kitchen/Diner

17'2" x 9'0" (5.23 x 2.74)

Built in Storage & High Curved Storage

Shower Room

Separate w/c

Bedroom

13'5" max to recess x 7'3" (4.09 max to recess x 2.21)

Built in Airing Cupboard

Garden

To the rear sits the private garden for this flat. It is neatly laid to artificial lawn to good effect for ease of maintenance and ideal for potted plants. Gated rear access leading to front of building. Walled boundaries bring a sense of privacy to this outside space which is such a rare commodity in such a central position.

Council Tax

BAND A

Tenure

Long leasehold. 854 years from 16/9/19. Freeholder occupies other flat in building. 50% share of any repairs. There no communal parts other than the fabric of the building. 50% share of buildings insurance. This is arranged by the freeholder.

Flood Risk

Very Low Risk



Mobile Coverage

Coverage includes EE, O2, Three and Vodaphone

Broadband Connectivity

Up to Ultrafast Fibre available

Construction Type

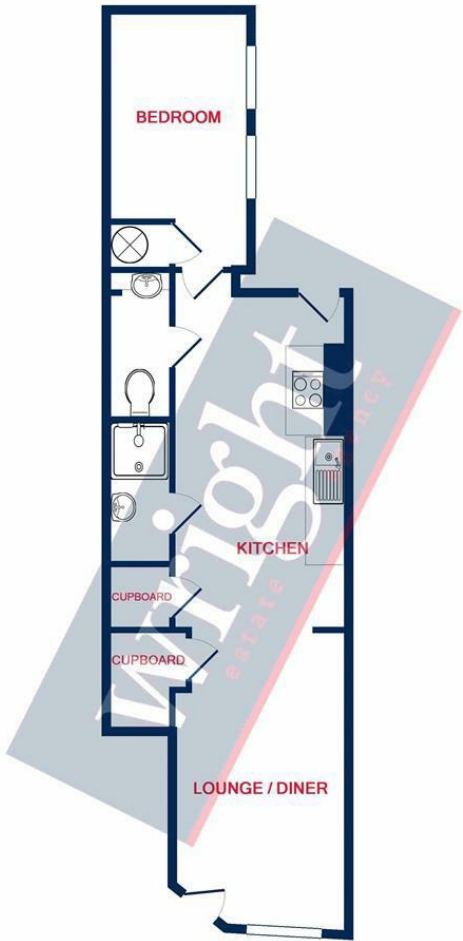
Brick elevations and cavity walls.

Services

Unconfirmed electric, telephone, 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.



TOTAL APPROX. FLOOR AREA 478 SQ.FT. (44.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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