



- Attractive First Floor Converted Flat
- Wonderfully Light Twin Aspect 16'1 Kitchen/Diner
- Double Glazing & Gas Central Heating
- Yards from Appley Park
- Comfortable 1 Double Bedroom Accommodation
- South Facing 15'2 Lounge
- Exudes Character & Charm
- Generous Interior with High Ceilings & Picture Rails
- Feature Fireplace
- Well Placed For Beach, Buses & Shop

Flat 3, Belhaven 1 Alexandra Road, Ryde, Isle Of Wight, PO33 1LT

£135,000

This substantial flat is part of a character converted building and situated in the popular Elmfield area of Ryde. We feel that the room sizes are fairly generous and coupled with the ceilings being high it makes this a much more comfortable environment than many other 1 bedroom properties.

The spacious lounge is complimented perfectly by the 16'1 kitchen/diner and which makes this property ideal for socialising as well being a comfortable home. A pleasant townscape is clearly visible from both the kitchen/diner and the lounge highlighting the proximity from the bustling town centre of Ryde. The main rooms have large double glazed windows encouraging lots of natural light which also assist the feeling of space.

It is well placed for bus routes, the local shop and the pleasant environs of Appley Park and the beach. The nearby town centre of Ryde is host to a wealth of amenities including retail shops, coffee shops, banks, post offices and a supermarket. Ryde's Esplanade and beaches are within walking distance for most and where you will also find local transport options plus mainland passenger connections too.



Accommodation

Communal Entrance

Entrance Hallway

Loft Access.

Lounge

15'2" x 12'9" (4.62 x 3.89)

Kitchen/Diner

16'1" x 10'1" (4.90 x 3.07)

Bedroom

13'10" max x 10'10" max (4.22 max x 3.30 max)

Bathroom

Communal Facilities

Dustbin storage area to side of building.

Council Tax

BAND A

Tenure

Leasehold. 125 years from 2016.
Maintenance charge £160 per month. £200 per annum ground rent.

Flood Risk

Very Low Risk

Broadband Connectivity

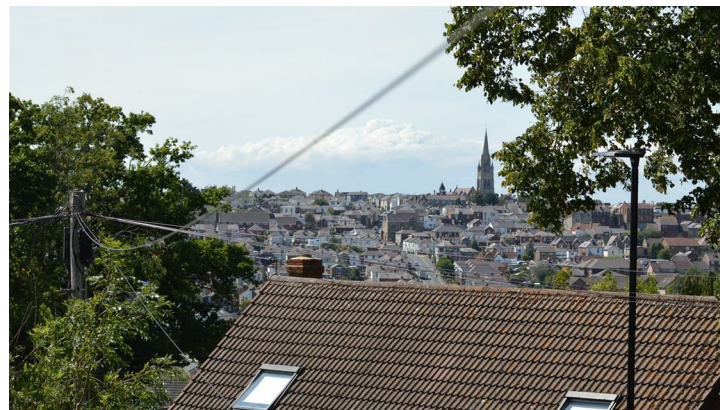
Up to Ultrafast fibre available.

Mobile Coverage

Coverage includes EE, O2, Vodaphone and Three

Construction Type

Stone and rendered elevations. Cavity and solid walls.



Restrictions

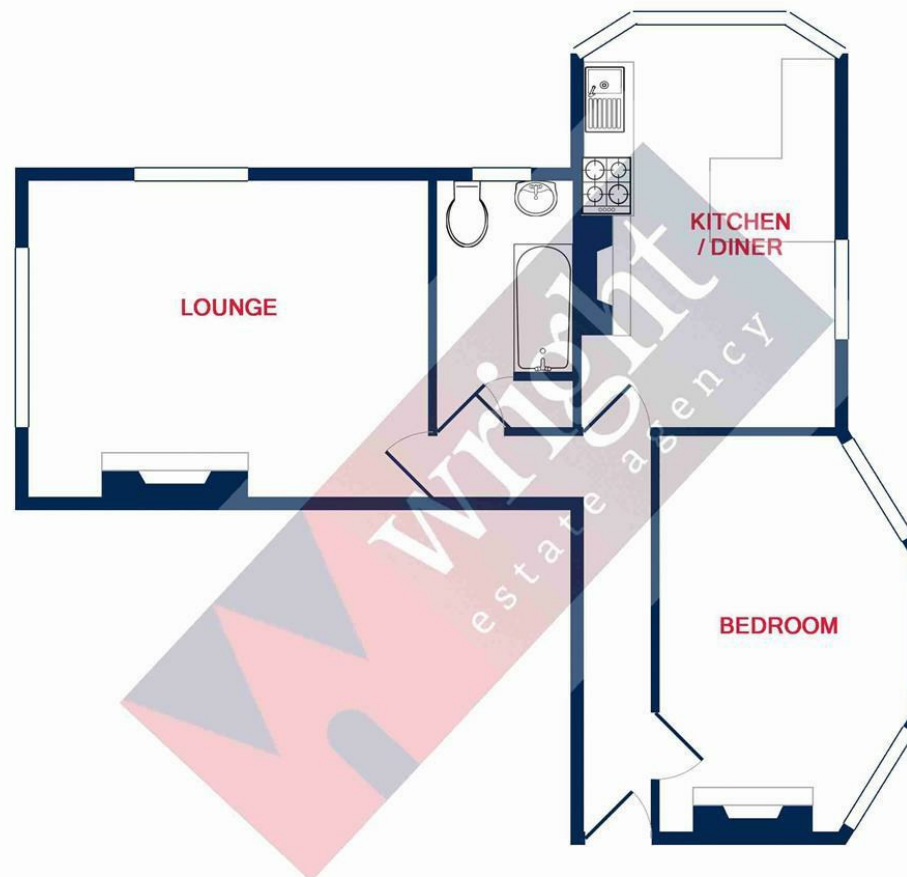
Residential letting is permitted. No holiday letting.

Services

Unconfirmed gas, 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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.2 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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Viewing: Date Time