



- No Onward Chain
- Comfortable 2 Bedroom Accommodation
- Well Managed Building- Residents Own Freehold
- Gas C/Heating & D/Glazing
- Prime Central Location
- Scope of Modernise Interior
- Parking
- Purpose Built 1st Floor Flat
- Generous 16'11 Lounge/Diner
- Secure Entry, Dustbin Storage & Drying Area

Flat 4, Trinity Court Trinity Street, Ryde, PO33 2AU

£129,950

Occupying part of the first floor of a purpose built block, this appealing flat is situated within a convenient, 'quiet corner' of central Ryde. Within 10 minutes or so one will be able to reach the town centre shops, the beach and the mainland ferry/hovercraft connections making for an advantageous position. There are just 6 flats within the building sharing the communal parking area and the gardens. Being naturally one of the quieter roads in central Ryde and with the building being sat back away from any passing traffic, living in this flat should prove to offer a more peaceful lifestyle than many other busier central positions. The interior is largely well presented yet dated in in some respects offering scope to modernise to suit your own needs. There is a spacious lounge/diner with a bay window and a separate kitchen/breakfast. The main bedroom is a double and the second is a smaller double. The bathroom includes a shower over the bath and there are two handy storage cupboards. Parking for the flat is provided within the neat tarmac communal car park and there are on-street spaces in Trinity Street.



Accommodation

Communal Entrance

Secure entry.

1st Floor Landing

Entrance Hall

Built in Storage x 2

Lounge/Diner

16'11 x 10'8 (5.16m x 3.25m)

Kitchen/Breakfast Room

10'4 x 8'1 (3.15m x 2.46m)

Bedroom 1

11'5 plus wardrobes x 11'1 max (3.48m plus wardrobes x 3.38m max)

Bedroom 2

10'0 x 7'9 (3.05m x 2.36m)

Built in Storage

Bathroom

10'4 max x 5'8 max (3.15m max x 1.73m max)

Communal Facilities

Lockable post boxes. Lawned garden areas.
Dustbin storage area to the front of the building.

Tenure

Long leasehold 999 years from 1987. Residents own freehold. Service charge £85 per month. £150 per annum extra payment to go into sinking fund.

Restrictions

Residential letting is permitted.
Pets are permitted as long as they do not cause a nuisance- approval by management needed.
No Holiday lets.

Council Tax

Band B

Flood Risk

Very Low Risk



Construction Type

Purpose built building. Brick elevations. Slate roof.
Cavity walls.

Broadband Connectivi

Up to ultrafast fibre available.

Mobile Coverage

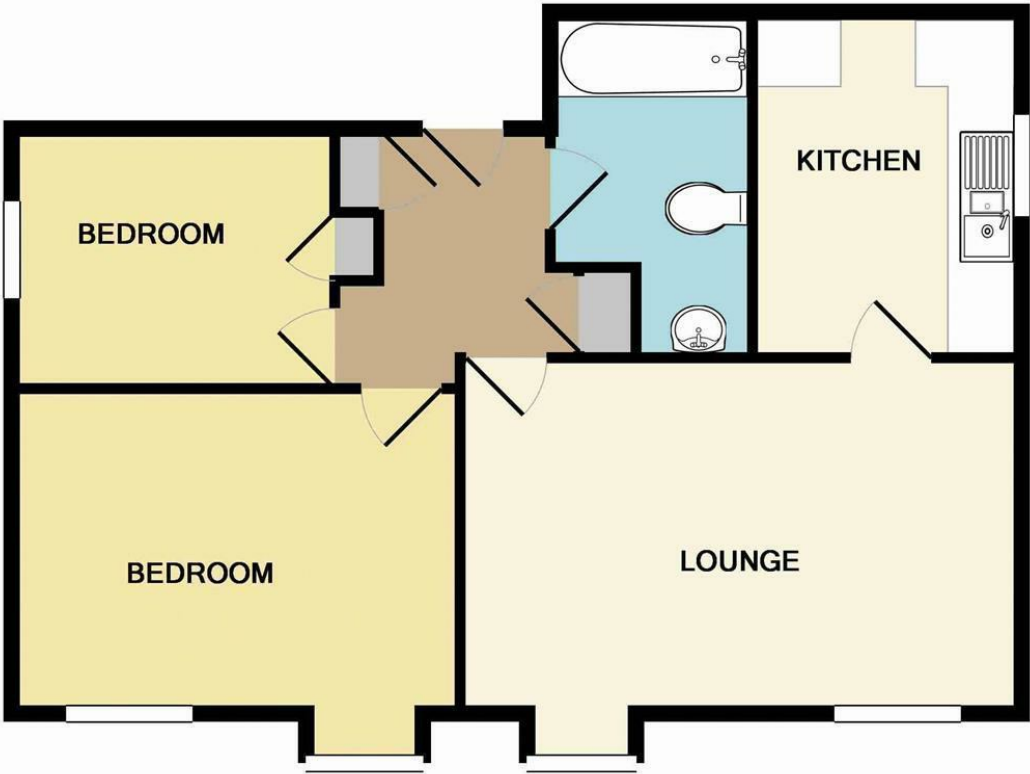
Coverage includes EE, O2, Three & Vodafone

Services

Unconfirmed gas, electric, mains water and drainage

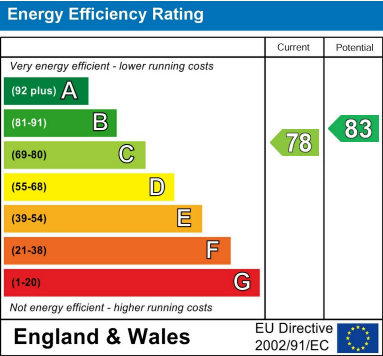
Agents Notes

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 584 SQ.FT. (54.3 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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Viewing: Date Time

