



- No Onward Chain
- 15'9 Lounge/Diner Overlooking Communal Grounds
- Highly Regarded Residential Position
- D/Glazing & Electric Heating
- Well Presented Purpose Built 1st Floor Flat
- Well Placed for Local Shops, Post Office, Buses & Appley Park
- Secure Entry to Well Managed Block
- Comfortable 2 Bedroom Accommodation
- Allocated Parking in Communal Car Park
- Leasehold Tenure with 158 Years Remaining on Lease.

Flat 8 Highfield Court 15 High Park Road, Ryde, Isle of Wight, PO33 1BL

**Offers In The Region Of  
£155.000**



Nestled in the charming area of Elmfield, Ryde, this delightful first-floor flat offers a perfect blend of comfort and convenience. Built in 1995, this purpose-built residence spans an impressive 756 square feet and features two well-proportioned bedrooms, a welcoming reception room, and a bathroom.

The flat is situated within a well-managed building, ensuring a pleasant living environment. It is presented in good condition, although there is potential for modernisation to truly make it your own. One of the standout features of this property is its serene location at the rear of the building, providing lovely views of the meticulously maintained communal grounds.

Residents will appreciate the ease of access to local amenities, with shops, bus services, and a post office just a short, level walk away. Additionally, the picturesque Appley Park, with its tree-lined pathways leading to the beach, is nearby, offering a perfect spot for leisurely strolls or outdoor activities.

This flat is an ideal choice for first-time buyers, those looking to downsize, or anyone wishing to immerse themselves in a vibrant community. It will also provide a sensible buy to let option or a well placed holiday home. With parking available for one vehicle, this property truly caters to modern living. Further spaces for visitors are available to the front of the building and there is unrestricted on-street parking in High Park Road. Don't miss the opportunity to make this charming flat your new home!





# Accommodation

**Communal Entrance**

**First Floor Landing**

**Entrance Hall**

**Inner Hall**

**Walk-in Storage**

**Lounge/Diner**

15'9 x 10'8 (4.80m x 3.25m)

**Kitchen**

10'2 x 6'9 (3.10m x 2.06m)

**Bedroom 1**

19'6 x 9'8 (5.94m x 2.95m)

**Bedroom 2**

12'4 x 8'0 (3.76m x 2.44m)

**Bathroom**

**Built in Airing Cupboard**

**Communal Facilities**

Communal lawned gardens to the rear with seating areas. Individual post boxes. Secure entry system. Car parking to front and rear.

**Tenure**

Leasehold tenure. 188 years from 1995. 158 years remaining. Service charge £800 per annum. £50 ground rent.

**Restrictions**

Residential letting permitted. No holiday letting. Small pets may be allowed as long as they do not cause a nuisance.

**Parking**

Space for Flat 8 within communal car park. Allocated space to rear of building. Visitor spaces available to the front of the building.



Council Tax  
Band B

Construction Type  
Brick built elevations. Concrete tile roof. Cavity walls.

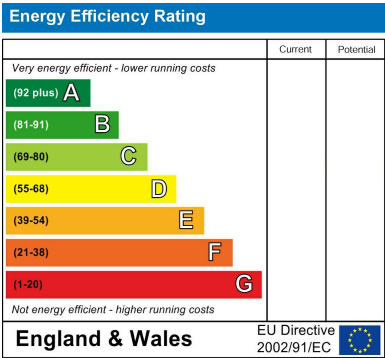
Flood Risk  
Very Low Risk

Broadband Connectivity  
Up to ultrafast fibre available

Mobile Coverage  
Coverage includes EE, Three, O2 & Vodafone.

Services  
Unconfirmed 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 fittings, 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.



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 70.3 m<sup>2</sup>  
TOTAL : 70.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Viewing:      Date .....      Time .....