



- No Onward Chain
- Comfortable 2 Bedroom Accommodation
- Scope to Modernise to Fulfil Potential
- Communal Garden & Dustbin Storage to Rear
- Ideal Central Position Yards from Town Centre
- Private Entrance
- Well Placed for Local Travel Options & Beach
- Ground Floor Converted Flat
- 13'11" Lounge with High Ceiling
- Long 999 year Leasehold from 1985. Residents own Freehold

Flat 4, 14-15 Lind Street, Ryde, PO33 2NQ

£100,000



Positioned in the heart of Central Ryde, this charming ground floor flat is a delightful find for those seeking a blend of period character and modern convenience. Part of a beautifully converted Victorian townhouse, which proudly holds a Grade II listing, this property is a testament to our rich architectural heritage.

Upon entering through your own private entrance, you are welcomed into a space that boasts high ceilings and generous window apertures, creating an airy and inviting atmosphere. The flat comprises two well-proportioned bedrooms, a reception room perfect for relaxation or entertaining, and a bathroom, all within a comfortable 484 square feet.

One of the standout features of this property is the private back door that leads directly to a south-facing communal courtyard garden. This outdoor space is ideal for enjoying sunny days, with a designated drying area and convenient dustbin storage.

The flat's central location means you are just a short, level stroll away from the vibrant town centre, where you can explore a variety of shops, cafes, and local amenities. Additionally, easy access to local travel options and the nearby beaches makes this property perfect for those who enjoy an active lifestyle.

While the interior may be a touch tired in places, this presents a wonderful opportunity for you to personalise the space and make it your own. Whether you are a first-time buyer, a downsizer, or an investor, this flat offers a unique chance to own a piece of history in a prime location. Don't miss out on the opportunity to view this delightful property.





# Accommodation

## Private Entrance

## Entrance Lobby

## Lounge

13'11" max x 9'10" (4.24m max x 3.00m)

## Kitchen

9'10" x 5'8" (3.00m x 1.73m)

## Bedroom 1

12'2" x 10'10" max (3.71m x 3.30m max )

## Bedroom 2

11'8 x 5'11 (3.56m x 1.80m)

## Rear Lobby

## Recess with Wash Basin

## Bathroom

7'2" x 6'3" (2.18m x 1.91m)

## Communal Facilities

Dustbin Storage area. Flagstone courtyard garden to rear, south side of the building.

## Tenure

Leasehold tenure. 999 years from 1985. Residents own freehold. Service charge is £87 per month plus an extra £50 per annum.

## Council Tax

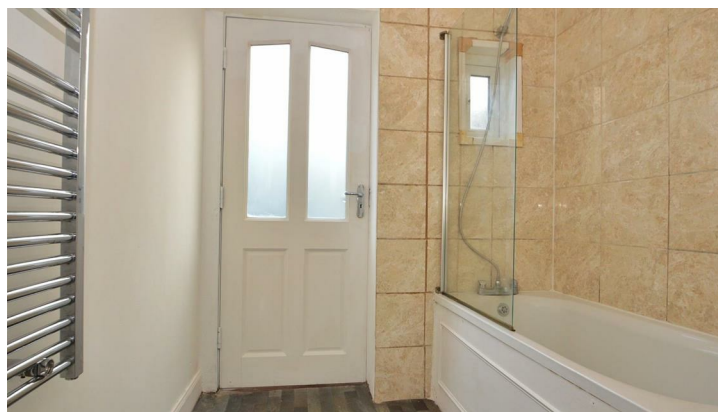
Band A

## Construction Type

Rendered elevations. Slate roof. Cavity wall.

## Flood Risk

Low Risk from Surface Water. Very Low Risk from River & Sea.



### Mobile Coverage

Coverage Includes: EE, Three, O2 & Vodafone

### Broadband Connectivity

Openreach & Wightfibre Networks. Up to Ultrafast Available.

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

FLAT 4  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 462 sq.ft. (42.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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 .....