



## FLAT 3 WARD HOUSE, CROSS STREET RYDE, PO33 2AB

£155,000  
LEASEHOLD

A two bedroom SECOND floor apartment situated in the heart of Ryde. Converted and modernised throughout and with a sociable eating and relaxing space. Easily maintained and chain free. A great first time purchase or buy to let. Grade listed and in a conservation area. CHAIN FREE.

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SALES & LETTINGS

## FLAT 3 WARD HOUSE, CROSS

- 2 bedroom second floor apartment
- Brand new throughout
- Open kitchen / lounge
- Conservation area / grade listed
- Chain free



The accommodation with approximate measurements

### Communal entrance area

Stairs and doors to:

### Door to

### Hallway

Consumer unit. Entry phone. BT Open reach connection. Open to :

### Open plan Lounge / kitchen 18'4" x 13'3"

Open plan living, socializing and cooking area.

Electric wall heater. Two sash windows over looking the town square.

Matching Howdens. wall, base and drawer units.

Stainless steel sink with mixer tap. Space and plumbing for washing machine. Fitted electric oven and hob. Extractor over. Space for fridge.

### Bedroom 12'0" x 9'8"

Sash window. Electric wall heater.

### Bedroom 12'9" x 9'3"

Sash windows. Electric wall heater.

### Shower room 11'7" x 4'3"

Over sized walk in shower. Hand basin with vanity storage. Low level WC. Heated towel rail.

### Additional Information

Council tax: tbc

Leasehold: 250 years from 2024. Letting allowed.

No holiday letting No dogs

Please note there is NO gas at the property

Management fee and ground rent: ( includes building insurance) £750 p.a.

Listed building and in a conservation area.

## FLAT 3 WARD HOUSE, CROSS



SECOND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.6 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements