





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







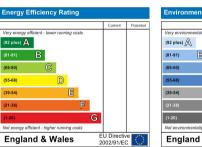
SECOND FLOOR 556 sq.ft. (51.6 sq.m.) approx.

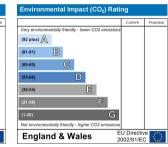


TOTAL FLOOR AREA : 556 s.g.ft. (5.1.6 s.g.m.) approx.

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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