



FLAT 4 WARD HOUSE, CROSS STREET

RYDE, PO33 2AB

£145,000
LEASEHOLD

JUST COMPLETED. NEW CONVERSION!! A two bedroom SECOND floor apartment situated in the HEART of Ryde. CHAIN FREE. LONG LEASE. All of the amenities of Ryde on your door step.

W | Williams
SALES & LETTINGS

FLAT 4 WARD HOUSE, CROSS

- BRAND NEW CONVERSION. • STUNNING 1 Bedroom second floor apartment • Great position in the heart of town • CHAIN FREE & LONG LEASE



The accommodation with approximate measurements

Communal door to

Stairs to second floor

Door to

Hallway

Intercom system. Consumer unit. BT open reach. Wall heater. Doors to:

Lounge/ diner / kitchen 18'11" x 9'11"

Open plan living space. Two sash windows. Electric wall heater. Fitted Howden's kitchen with matching wall, base and drawer units. Space for washing machine and fridge. Stainless steel sink and drainer with mixer tap. Fitted electric oven and hob with extractor over.

Bedroom 13'4" x 10'0"

Window. Additional high level window with sea views. Electric heater.

Shower room 6'2" x 7'9" (max)

Fitted shower. Low level WC. Hand basin with vanity storage. Heated towel rail.

Additional information

Council tax: tbc

Leasehold: 250 years from 2024. AST allowed/ no holiday lets. 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.

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SECOND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 392 sq.ft. (36.4 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.
Made with Metropix C2024



| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 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