



St. Thomas Street, Ryde,
PO33 2DL

£250,000
Leasehold

A well-presented 2-bedroom GROUND floor apartment situated favorably within a period property in the heart of Ryde and with fabulous views of The Solent. Open-plan elegant living at its best, Offered as CHAIN FREE.

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SALES & LETTINGS

St. Thomas Street, Ryde,

2 bedroom ground floor apartment

VIEWS OF THE SOLENT

Lots of character

CHAIN FREE



ON THE GROUND FLOOR

The accommodation with approximate

Secure main entrance door

Communal hallway

A beautiful open area with original features and stairs to additional apartments. Personal door to:

Hallway

Cupboard housing consumer unit and electrics. Entry phone. Radiator. Doors to:

Lounge / diner

6.20 m x 4.90 m 20'4" x 16'1"

A large open room which opens to the kitchen. Large double glazed sash windows which allow fabulous views of THE SOLENT and beyond. This room is full of original and ornate features. Radiator. Open to:

Kitchen

2.50 m x 2.40 m 8'2" x 7'10"

Fully fitted with matching wall, base and drawer units. Inset sink and drainer with tiles splash back. Integrated gas hob with extractor over. Oven, fridge/freezer, dishwasher and washer/dryer. Wall mounted Vaillant boiler. Double glazed sash window to side aspect overlooking the esplanade and beyond.

Bedroom

3.50 m x 3.20 11'6" x 10'6"

Two double glazed windows to front aspect. Radiator.

Bedroom

3.10 m x 2.80 m 10'2" x 9'2"

Two double glazed windows to front aspect. Radiator. Fitted wardrobes.

Shower room

4.20 m x 1.60 m 13'9" x 5'3"

Over sized walk in shower. Low level WC. Hand basin. Tiled flooring. Part tiled walls. Radiator.

Outside

Rear: A communal area with raised planters and defined by galvanised railings which edge the public green.

Additional information

EPC: "D"

Council tax band: "D"

Tenure: Leasehold: 999 years from 1/1/2004

Management fee: £130 per month service charge & £247 per year buildings insurance (tbc)



St. Thomas Street, Ryde,



GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 652sq.ft. (60.6 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 misstatement. 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		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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 measurement, all services, tenure and all details relating to the property.