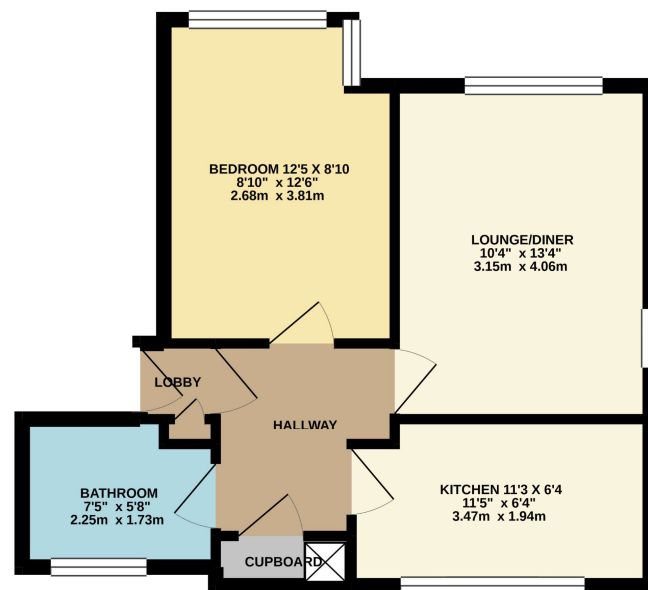


GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



RYDE DRIVE
TOTAL FLOOR AREA: 404 sq.ft. (37.5 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 Merge 1/2022

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(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
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- 963 year lease remaining
- 1 bedroom first floor flat
- Stylish modern bathroom
- Allocated parking
- Lounge/diner + separate kitchen
- Close by Train Station



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Guide Price: £180,000 to £200,000. 963 years lease approx and a few minutes walk to Train Station from this highly impressive first floor 1 bedroom home with stylish presentation, allocated parking, lounge/diner + separate kitchen. Don't miss out!

Entrance Hall: 7'4" x 5'8" (2.24m x 1.73m)
Vinyl flooring. Built-in cupboard housing water tank and providing storage space. Entrance door handset.

Lounge/Diner: 13'4" x 10'4" (4.06m x 3.15m)
Stylish lounge presentation with fitted carpet, wall mounted heater, double glazed window to dual aspects. Coved cornice to ceiling.

Bedroom: 12'6" x 8'10" max (3.8m x 2.7m max)
Fitted carpet. Coved cornice to ceiling, double glazed window. Well presented. Built-in wardrobes with mirror fronted sliding doors.

Bathroom: 7'5" x 5'8" (2.26m x 1.73m) Stylish modern bathroom design, with white suite with bath, wc, wash hand basin and electric powered shower system complimented with contrasting wall tile and floor tiling. Double glazed window.

Kitchen: 11'5" x 6'4" (3.48m x 1.93m) Spacious kitchen located separately from lounge and is well presented with range of base and eye level units with work surfaces, tiled splash backs, plumbing for washing machine, two double glazed windows.

Allocated Parking: We are advised 1 allocated parking space and 2 communal visitor spaces.

Location: The home is well positioned for ready Train Station and town shops plus A13 road links. See map for further information.

Lease: We are advised approx 963 years remaining (Solicitors to verify).

Council Tax Band: 'B'

