ryde@wright-iw.co.uk

wright
estate agency

- No Onward Chain
- Resident Permit Parking Area
- Convenient Location
- Long lease, residue of 999 years. Residents own Freehold.
- Double Bedroom 14'7
- Short Walk To The Beach
- Secure Entry System
- 1st Floor Apartment
- 14'11 Open Plan Lounge / Kitchen
- Easy Access To Mainland Links

Flat 4, 42 George Street, Ryde, PO33 2EN

£85,000

Nestled in the heart of Ryde on the charming George Street, this delightful first-floor flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The flat features a welcoming reception room, providing a lovely space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring all your needs are met with ease. The location is particularly appealing, as it places you within easy reach of local amenities, shops, and the picturesque seafront, making it a wonderful spot for those who enjoy coastal living.

This flat presents an excellent opportunity for first-time buyers or those looking to downsize, offering a manageable living space in a vibrant community. With its charming features and prime location, this property is not to be missed. Come and experience the inviting atmosphere of this lovely flat in Ryde.

Accommodation

Communal Entrance

Stairs to 1st Floor Landing

Entrance Lobby

Living Room
14"1" max x 13'6" max (4.27m'0.30m max x 4.11m max)

Kitchenette

Bedroom
14'7" max x 9'3" max (4.45m max x 2.82m max)

Bathroom
8'10" x 5'0" (2.69m x 1.52m)

Tenure
Long Leasehold. 999 years from 1846. 819 years remaining. Residents own the freehold. £1200 per annum service charge.

Restrictions
No holiday letting or pets.

Council Tax
Band A

Construction Type
Rendered elevations. Slate roof. Solid or cavity walls.

Flood Risk
Low Risk Surface Water. Very Low Risk River & Sea.

Mobile Coverage
Coverage Includes: EE, Three & Vodafone.
Limited Coverage: O2

Broadband Connectivity

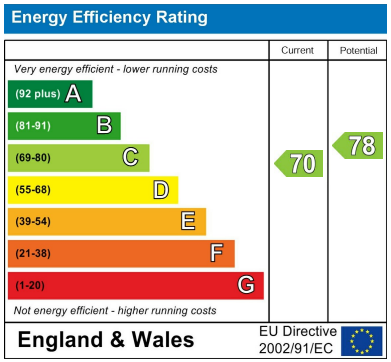
Openreach & Wightfibre Networks. Upto to Ultrafast Available.

Services

Unconfirmed electric, water and drainage.

Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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The Property Ombudsman

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