ryde@wright-iw.co.uk

wright estate agency



- No Onward Chain
- Appealing 2 Bedroom Accommodation
- Double Glazing & Gas Central Heating
- Stylish Kitchen Adjoining Lounge/Diner
- Modern Apartment in Over 55's Development
- Shared Ownership - 25% (£39,950) Share For Sale
- Parking in Communal Car Park
- Promotes Assisted Independent Living
- Generous 17'8 Lounge/Diner Overlooking Ryde Village
- Secure Entry System & Lifts to All Floors

34 Kleo Friends Apt, 28 Woodland View, Ryde, PO33 2GA

£39,950

Found in the charming recently built Ryde Village, this nearly new ground floor flat is a gem waiting to be discovered. Boasting a generous reception room, two inviting bedrooms, and a well appointed and wheelchair friendly shower room/en suite, this property is perfect for those seeking comfort and convenience.

Situated in an over 55's development, this flat is offered on shared ownership basis at a 25% share (£39,950) with options for assisted living, providing a perfect blend of independence and support. The 75% share will attract rent at £426.36 per month. The well-lit rooms offer a pleasant view of the newly constructed Ryde Village, creating a peaceful ambiance for residents.

Parking is made easy with space for one vehicle, and the secure entry to the building ensures safety and peace of mind. Residents can enjoy the convenience of lift access to all floors and a communal lounge, perfect for socialising with like-minded neighbours.

The development goes above and beyond, offering a range of facilities and services, including a Well Being service aimed at helping occupants maintain their independence. With a focus on community and well-being, this flat provides a unique opportunity for a comfortable and fulfilling lifestyle in the heart of Ryde Village.







Accommodation

Communal Entrance
Secure entry system

Ground Floor

Entrance Hall
10'11 x 6'1 (3.33m x 1.85m)

Shower Room/ En Suite
9'2 x 6'4 (2.79m x 1.93m)

Kitchen
10'8 x 7'2 (3.25m x 2.18m)

Lounge/Diner
17'8 x 13'10 (5.38m x 4.22m)

Bedroom 1
14'5 max to recess x 13'11 (4.39m max to recess x 4.24m)
Access to shower room.

Bedroom 2
12'8 x 7'6 (3.86m x 2.29m)

Communal Parking
Flat 34 can park in communal car park.

Communal Facilities
Secure entry system. Communal car park. Sensory garden to rear. Residents lounge. Residents dining room. Lift to all floors. Guest room available form £30 per night.

Tenure
Shared ownership lease for over 55's. Lease term 125 years from 2021. 25% Share available at £39,950 with the remaining 75% attracting rent at £426.34 per month. Purchasing this share is subject to qualification and conditions. Full value of property is £159,800.

Regular Costs
Communal & Personal Service charge £397.71 per month. Rent at £426.34 per month. Well being, care package £283.33 per month per person.

Council Tax
Band A







Shared Ownership
Share available to purchase is 25%. Additional shares can be purchased initially or later on during ownership.

Flood Risk
Very Low Risk

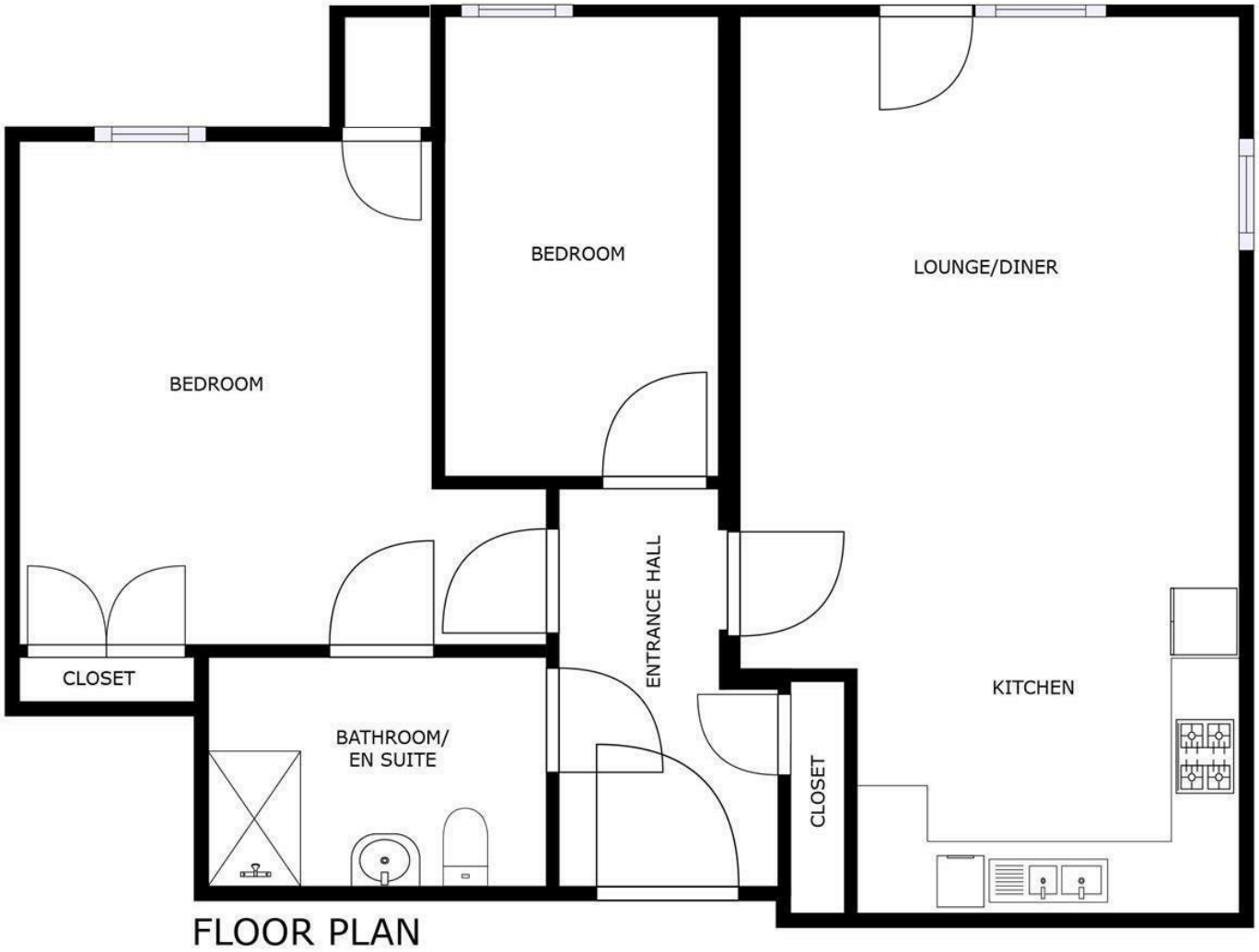
Mobile Coverage
Coverage includes EE, Or & Vodaphone.

Broadband Connectivity
Wightfibre and Openreach networks. Up to Ultrafast fibre available.

Construction Type
Brick elevations. Concrete tile roof. Cavity walls.

Services
Unconfirmed gas, electric, water and drainage.

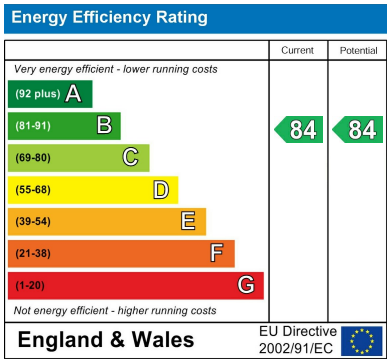
Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be 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.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 70 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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.

187 High Street, Ryde, Isle of Wight, PO33 2PN
Phone: 01983 611511
Email: ryde@wright-iw.co.uk

naea | propertymark PROTECTED
The Property Ombudsman

Viewing: Date ..... Time .....