



- No Onward Chain
- Part of Elegant Converted Listed Building
- Long Leasehold - 884 Years Remaining
- Gas C/Heating
- Wonderfully Spacious 86sqm Lower Ground Floor Flat
- Well Presented Interior with New Carpets
- Easy Level Walk to Ryde Town Centre
- Comfortable 2 Bedroom Accommodation
- Private Sunny Garden with Lawn & Sun Deck
- Private Covered Entrance & External Storage

Lower Ground Floor Flat, Hanway Lodge, 13 Belvedere Street, Ryde, PO33 2JW

£155,000

Found in the heart of Central Ryde, this charming Victorian flat offers a delightful blend of elegance and modern comfort. Occupying the entire lower ground floor of a distinguished Grade II listed building, this property boasts a private entrance that leads you into a beautifully presented interior.

With two generous bedrooms and a well-appointed shower room, this flat is perfect for those seeking a tranquil retreat. The spacious reception room, enhanced by large sash windows, floods the space with natural light, creating an inviting atmosphere. The internal hall is notably large, providing the versatility to serve as a second reception area, ideal as a home office or entertaining guests.

The newly fitted kitchen is both stylish and functional, featuring smart finishes that complement the fresh decor and new carpets throughout the home.

One of the standout features of this property is the private, sunny west-facing garden. This outdoor space, complete with a lawn and sun deck, is perfect for enjoying the afternoon sun or hosting summer gatherings.

Conveniently located, the flat is just a short, level walk to the town centre, where you will find a variety of shops, cafes, and local amenities. This property is not just a home; it is a lifestyle choice, offering a unique opportunity to reside in a beautifully maintained Victorian building while enjoying the benefits of modern living. Don't miss the chance to make this splendid flat your own.



Accommodation

Private Entrance

Separate W.C/Cloakroom

Reception Hall

19'0~" x 6'3" (5.79m~" x 1.91m)

Walk-in Storage

Lounge/Diner

18'4" x 12'1" (5.59m x 3.68m)

Kitchen

8'10" x 7'2" (2.69m x 2.18m)

Bedroom

12'6" x 11'7" max (3.81m x 3.53m max)

Bedroom

13'1" x 11'6" max (3.99m x 3.51m max)

Shower Room

8'8" x 5'3" (2.64m x 1.60m)

Fitted Linen Cupboard

Private Garden

Covered entrance courtyard laid to flagstone with recessed storage space. Steps up to the main private garden. Gated entrance to 32ft long garden. This west facing private space has a main central lawn framed by a raised border, sun deck and a graveled terrace. Fence or stone wall boundaries enclose the garden nicely.

Council Tax

Band A

Tenure

Long leasehold 884 years remaining. 1/3 share of costs. Building insurance £300 per annum. No ground rent.

Restrictions

Residential letting permitted. Holiday letting permitted. Pets allowed.



Flood Risk
Very Low Risk

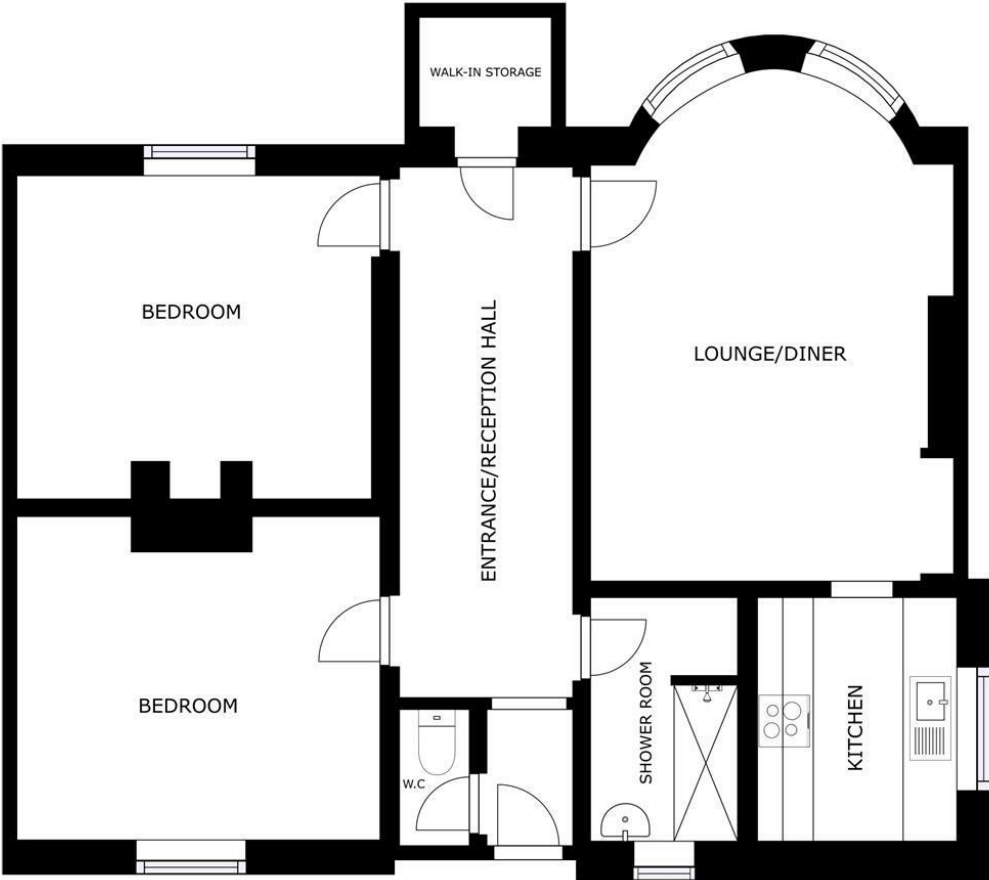
Construction Type
Stone with rendered quoins and rendered elevations. Slate roof. Solid or cavity walls.

Mobile Coverage
Coverage Includes: EE & O2 Limited Coverage:
Three

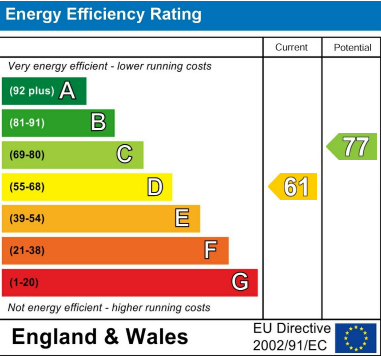
Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast available.

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



GROSS INTERNAL AREA
FLOOR 1: 86.67 m²
TOTAL: 86.67 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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