



- No Onward Chain
- Hugely Convenient Central Position
- Sea Views from Bay Window
- Secure Entry System

- CASH BUYERS ONLY
- 1 Bedroom Accommodation
- Gas Central Heating

- First Floor Converted Flat
- 16'11 Living Room & Kitchenette
- Yards from Ryde's Beaches

Flat 5, 61 Union Street, Ryde, Isle of Wight, PO332LG

**£67,000**

Found in the vibrant heart of Central Ryde, this charming first-floor flat is situated within a beautifully converted Grade II Listed Victorian building, just a stone's throw from the beach. Spanning an inviting 312 square feet, this well-presented property features a delightful reception room adorned with a bay window, allowing natural light to flood the space while offering picturesque views of the bustling town centre and the sparkling sea beyond.

The flat comprises one comfortable bedroom and a well-appointed shower room, making it an ideal retreat for those seeking a convenient lifestyle. Whether you are looking to downsize or searching for a central bolthole, this property caters to a variety of needs. With an array of shops, cafes, and amenities right on your doorstep, you will find everything you need within easy reach.

Embrace the coastal lifestyle that this flat offers, where the charm of Victorian architecture meets modern convenience. This property is perfect for anyone wishing to enjoy the vibrant community of Central Ryde while being just moments away from the serene beach. Don't miss the opportunity to make this delightful flat your new home.



# Accommodation

**Communal Entrance**  
Secure Entry System

**Stairs to 1st Floor Landing**

**Entrance Lobby**

**Built-in Storage**

**Living Room**  
16'11" x 10'10" overall dimensions (5.16m x 3.30m overall dimensions)

**Kitchenette**

**Bedroom**  
10'9" x 6'4" (3.28m x 1.93m)

**Shower Room**  
6'7" x 5'7" (2.01m x 1.70m)

**Tenure**  
Long leasehold. 999 years from 1990. Service charge £900 per annum. Residential letting permitted. No holiday lets or pets allowed.

**Council Tax**  
Band A

**Flood Risk**  
Vey Low Risk

**Mobile Coverage**  
Coverage Includes: EE, O2, Three Limited  
Coverage Includes: Vodafone

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

**Construction Type**  
Rendered elevations. Slate roof. Assumed cavity or solid walls.

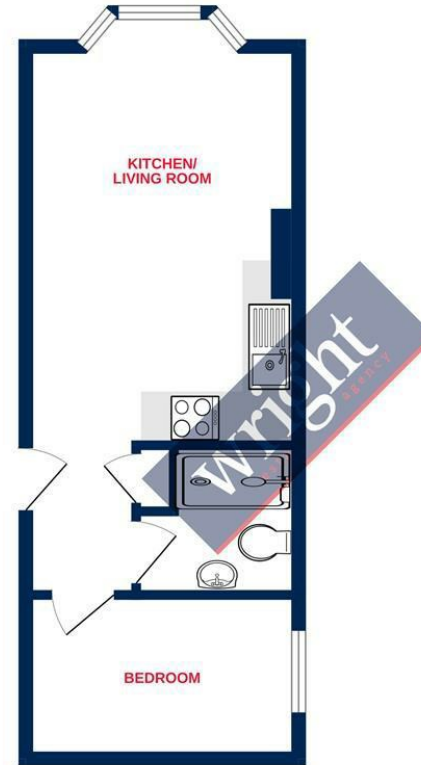


### Services

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



TOTAL FLOOR AREA: 319 sq.ft. (29.6 sq.m.) approx.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 76                      | 80        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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