

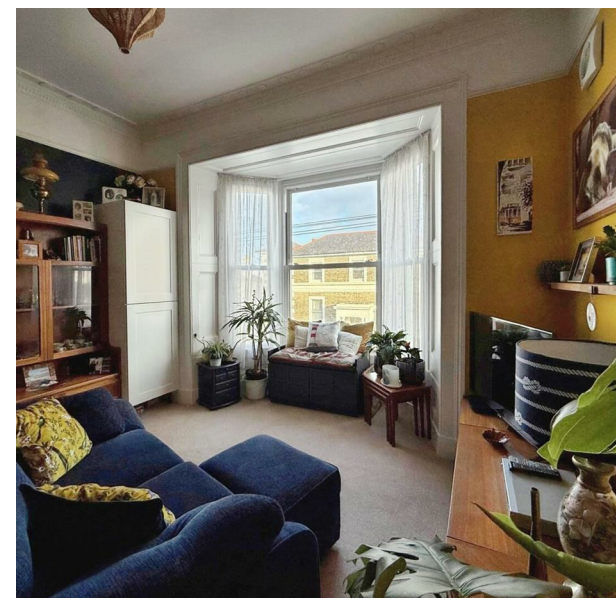
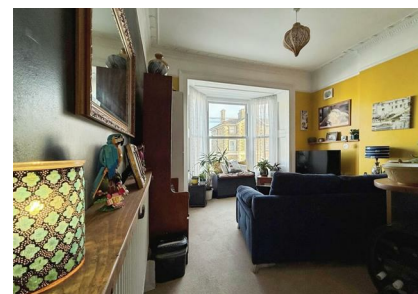
Flat 3, Nelson House, 52 The Strand, Ryde, PO33 1JD

Asking Price £135,000

EPC Rating: D Council Tax Band: A

ELLIOTT
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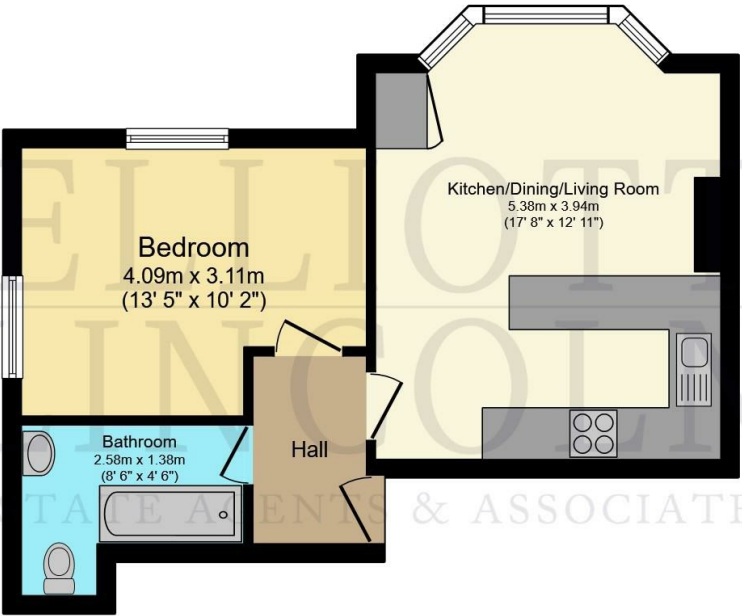
Reassuringly familiar, refreshingly new



Enjoy sea views across the Solent from this one-bedroom first-floor apartment at Nelson House on The Strand, Ryde. Offering approximately 38.4 sq m of accommodation, the property combines a coastal setting with convenient access to the beach, town amenities and mainland passenger connections. The open-plan living, kitchen and dining room forms the heart of the home, with a large bay window framing the outlook towards Portsmouth. The kitchen features midnight-blue cabinetry, solid wood worktops and a peninsula island, creating a sociable space for cooking and relaxing. A double bedroom with dual-aspect windows is complemented by a bathroom with a bath, shower attachment, vanity basin and WC. Gas central heating (new boiler Sept 2026), upgraded double glazing and a secure communal entrance complete the accommodation, while residents also have use of a communal garden. The Strand is well placed for enjoying Ryde's coastline, with shops, cafés and restaurants nearby. Passenger connections from Ryde provide links to Portsmouth and Southsea. The apartment is held on a leasehold basis with a share of the freehold. The current maintenance charge is £1,440 per year, equivalent to £120 per month, including water charges. The property falls within Council Tax Band A.

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Floor Plan
Floor area 38.4 sq.m. (413 sq.ft.)

Total floor area: 38.4 sq.m. (413 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC