

Viewing strictly by appointment with the sole selling agent Fox & Home

## BOOK A VIEWING.



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Fox & home

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rightmove 



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Flat 2, Stancombe House, 71 West Street

Ryde, PO33 2QQ

£89,950

This spacious ground floor apartment is situated in a convenient location within easy reach of Central Ryde with all it's shops, restaurants and ferry links to the mainland close at hand.. Accommodation comprises: large reception room, double bedroom and fitted kitchen. Further benefits include gas central heating, entry phone and ensuite shower room.



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Communal entrance door to:

**Communal Entrance Hall:**

Entry phone. Large storage cupboard.

**Kitchen: 12'0" x 7'0" (3.66m x 2.13m)**

With a range of fitted base and wall units and easy wipe work surfaces. Sink unit. Electric oven and hob with extractor hood over. Space for Fridge freezer. Plumbing for washing machine. UPVC double glazed window to the side. Laminate flooring.

**Living Room: 12'1" x 11'0" (3.68m x 3.35m)**

UPVC double glazed window to the rear. Radiator. Laminate flooring.

**Bedroom: 12'0" x 11'0" (3.66m x 3.35m)**

Cupboard housing boiler. UPVC double glazed window to the rear. Two radiators. Laminate flooring. Door to:

**Shower Room:**

With shower cubicle. Low level WC. Pedestal wash hand basin. Towel rail. Two UPVC double glazed windows to the side.

**Car Parking:**

The car parking space for this property is currently being used as a patio area but could easily be converted back to parking.

Tenure: Leasehold - 953 yrs remaining - Service charge £1,400 pa

EPC: D

Council Tax: Band B

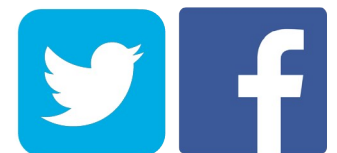
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For a free no obligation valuation



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Council Tax Band: Band A EPC Rating: D

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