



- Classic Victorian Converted 1st Floor Flat
- Brand New Electric Heaters
- Some Scope to Modernise
- Double Glazing
- Generous Bay Window 16'0 Lounge/Diner
- Parking to Rear
- 13'4 Galley Kitchen
- Comfortable 1 Bedroom Accommodation
- Leasehold & 1/3 Share of Freehold
- Shared Drying & Dustbin Storage Areas to Rear

Flat B 80 Monkton Street, Ryde, Isle Of Wight, PO33 2BY

£99,950

Positioned in the heart of Central Ryde, this charming first-floor flat is situated within a beautifully converted Victorian building, offering a delightful blend of classic architecture and modern living. The property features one spacious reception room, which boasts a generous bay window that floods the lounge/diner with natural light, creating a warm and inviting atmosphere.

Adjoining the lounge is a separate galley kitchen, providing a practical space for culinary endeavours. The high ceilings and large windows throughout the flat enhance the sense of space, making it a comfortable retreat for its residents.

This flat comprises one well-proportioned bedroom and a bathroom, ensuring all essential amenities are conveniently located within the property. Additionally, to the rear of the building, residents will find a parking space along with a drying area, adding to the convenience of this lovely home.

The location is particularly advantageous, with a train station and bus routes just a short stroll away, making commuting a breeze. For those who enjoy the outdoors, Ryde's sandy beaches are easily accessible from the other end of the road, perfect for leisurely walks or sunny days by the sea.

This property presents an excellent opportunity for first-time buyers or those seeking a comfortable rental in a vibrant area. With its charming features and prime location, this flat is sure to appeal to a wide range of prospective residents.



Accommodation

Communal Entrance

1st Floor Landing

Lounge/Diner

16'0" max to bay x 12'2" max (4.88m max to bay x 3.71m max)

Kitchen

13'4" x 4'0" (4.06m x 1.22m)

Bedroom

13'6" x 7'8" (4.11m x 2.34m)

Bathroom

7'11" x 7'6" (2.41m x 2.29m)

Private loft access.

Communal Facilities

Secure entry system. Dustbin storage area to rear. Shared drying area.

Parking

Communal car park to rear with space for a vehicle for this flat.

Loft Access

Shared access to loft storage space in main roof accessed via flat C.

Tenure

Leasehold and 1/3 share of Freehold. Lease is 125 years from 29/9/1990. Buildings insurance £176 per annum. No holiday letting.

Council Tax

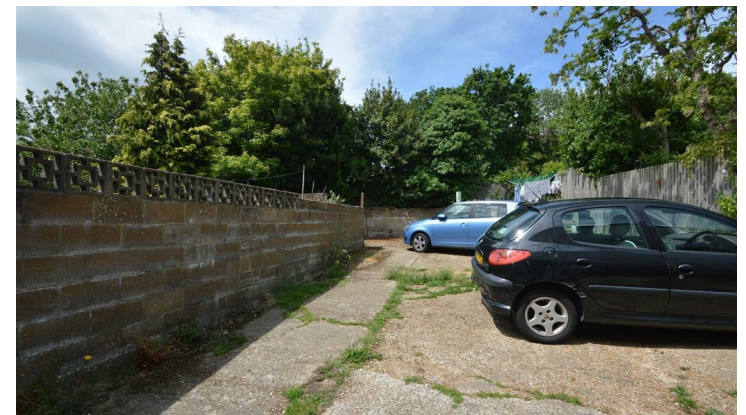
Band A

Construction Type

Cavity wall build. Assumed single skin in rear bathroom extension.

Flood Risk

Low Risk from Surface Water. Very Low Risk from River & Sea.



Mobile Coverage

Limited Coverage: EE, Three, O2 & Vodafone

Broadband Connectivity

Openreach & Wightfibre Networks. Upto Ultrafast Speed available.

Services

Unconfirmed gas, electric, water, drainage and broadband.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	43		
(21-38) F			
(1-20) G			
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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