



- No Onward Chain
- Generous 15'8 Lounge/Diner
- Leasehold Tenure, 95 years Remaining. Residents own Freehold
- Gas C/Heating & D/Glazing
- Purpose Built 1st Floor Flat in Tree-Lined Setting
- Ideal Location - Close to Appley Park & Beach
- Communal Gardens Backing on to St John's Wood
- Comfortable 2 Bedroom - 1 En Suite Accommodation
- Allocated Parking
- Secure Entry to Building

Flat 6, Oakleigh Court East Hill Road, Ryde, PO33 1PL

Offers In The Region Of £150,000

Found to the charming east side of Ryde, this delightful first-floor flat offers a perfect blend of comfort and convenience. Spanning approximately 630 square feet, the property features two well-proportioned bedrooms and two bathrooms, making it an ideal choice for couples or small families.

The flat is situated within a smart, modern purpose-built block, surrounded by a picturesque tree-lined enclave. Residents will appreciate the proximity to Ryde's beautiful beaches and the serene Appley Park, both just a short stroll away. The generous lounge/diner provides a welcoming space, overlooking the approach to the building, and is perfect for both relaxation and entertaining.

Constructed in 1996, the interior is generally well presented, although there is ample opportunity for further modernisation to suit individual tastes and preferences. The building itself is well-managed, ensuring a pleasant living environment for all residents.

This property also benefits from secure entry, providing peace of mind, and features well-kept communal gardens at the rear, offering a lovely outdoor space to enjoy. Additionally, the flat comes with a lease and a share of the freehold, adding to its appeal.

With parking available for one vehicle and further spaces for visitors, this flat is not only a comfortable home but also a practical choice for those seeking a vibrant lifestyle in coastal Ryde. Don't miss the chance to make this charming property your own.



Accommodation

Communal Entrance

Secure entry

1st Floor Landing

Entrance Hall

Entry phone

Built in Linen Cupboard

Lounge/Diner

15'7 x 10'8 (4.75m x 3.25m)

Kitchen

9'6 x 7'8 (2.90m x 2.34m)

Bedroom 1

12'7 x 9'8 plus wardrobes (3.84m x 2.95m plus wardrobes)

En Suite

6'3 x 4'5 (1.91m x 1.35m)

Bedroom 2

8'11 x 8'1 (2.72m x 2.46m)

Bathroom

6'11 x 6'10 (2.11m x 2.08m)

Private Storage

Built in storage cupboard, Number 6, on first floor landing.

Parking

Allocated and numbered space to the front of the building.

Communal Facilities

Secure entry system. Lawned communal garden to the rear backing on to St John's Wood. Drying area. Screened dustbin storage area to front. Plant room housing all meters.

Tenure

Leasehold. 125 years from 1996. Residents own freehold. Service charge £1100 per annum. Residential letting permitted. No holiday letting and no pets allowed.



Council Tax
Band B

Flood Risk
Very Low Risk

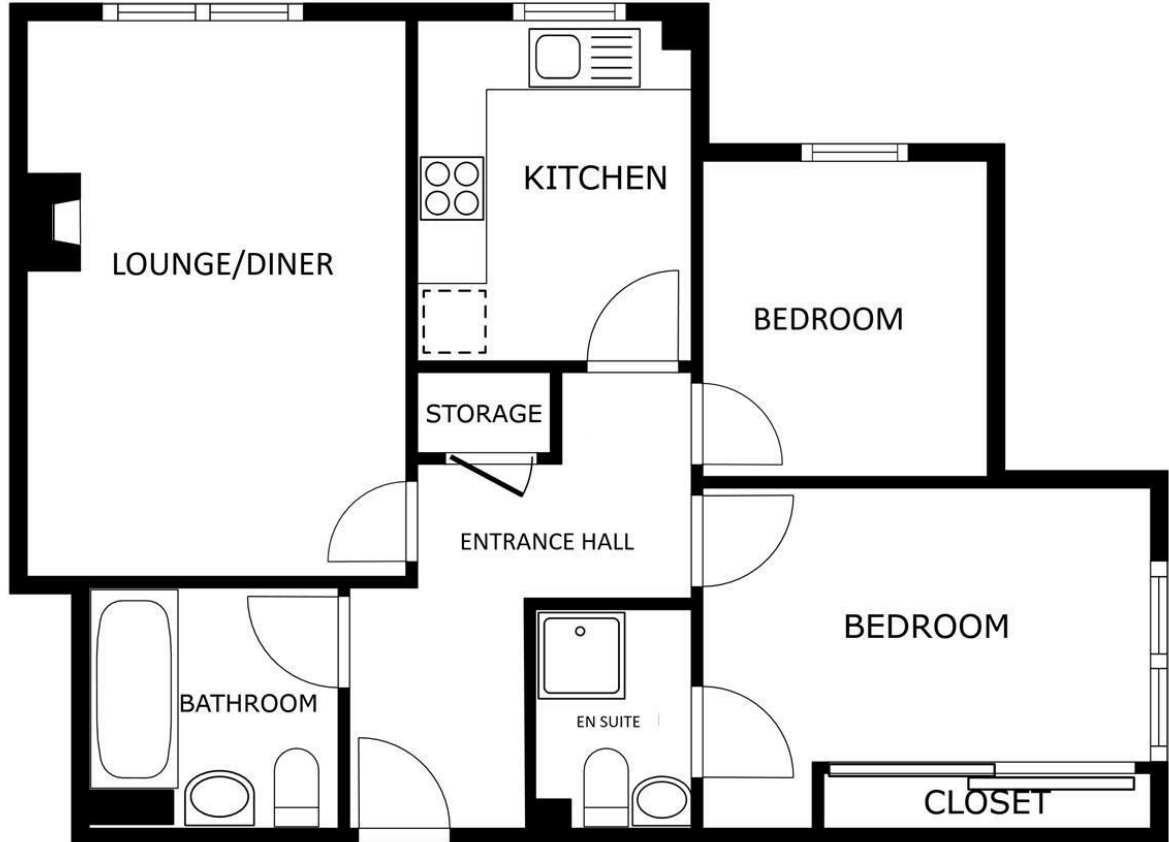
Mobile Coverage
Coverage includes EE, Three, O2 & Vodafone.

Broadband Connectivity
Up to Ultrafast fibre available.

Construction Type
Brick elevations. Concrete tile roof. Cavity walls.

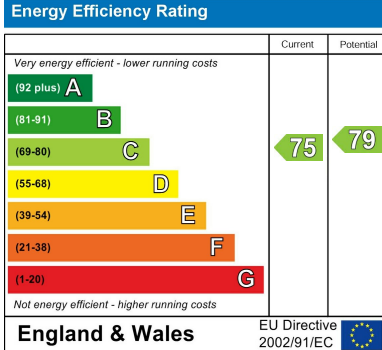
Services
Untested gas, electric, water and drainage

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.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 58.6 m²
TOTAL : 58.6 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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