



## Park Road

Ryde

£150,000



Lancasters

Spacious first floor purpose built flat with Off street parking and 2 bedrooms - within walking distance of the town amenities and seafront. **\*\*CLOSE TO FERRY LINKS\*\***  
**\*\*PARKING\*\* \*\*DOUBLE BEDROOMS\*\* \*\*ELECTRIC HEATING\*\***



## 2 Bedroom Upper Floor Apartment

### Hallway

Ample space to take your coat and shoes off. Window to side. Two storage cupboards. Doors off to-

### Living Room 13' 5" x 11' 2" (4.09m x 3.40m)

A good size room with space for living and dining furniture. Bay window to front aspect. Window to side aspect.

### Kitchen 7' 7" x 7' 5" (2.31m x 2.26m)

Fitted with a range of wall, drawer and base units with work surfaces over. Fridge/Freezer, washing machine and electric oven and hob. Window to side aspect.

### Bedroom 1 12' 9" x 9' 4" (3.88m x 2.84m)

A good size double room with window to front aspect.

### Bedroom 2 11' 2" x 7' 4" (3.40m x 2.23m)

Another double room with window to side aspect.

### Bathroom

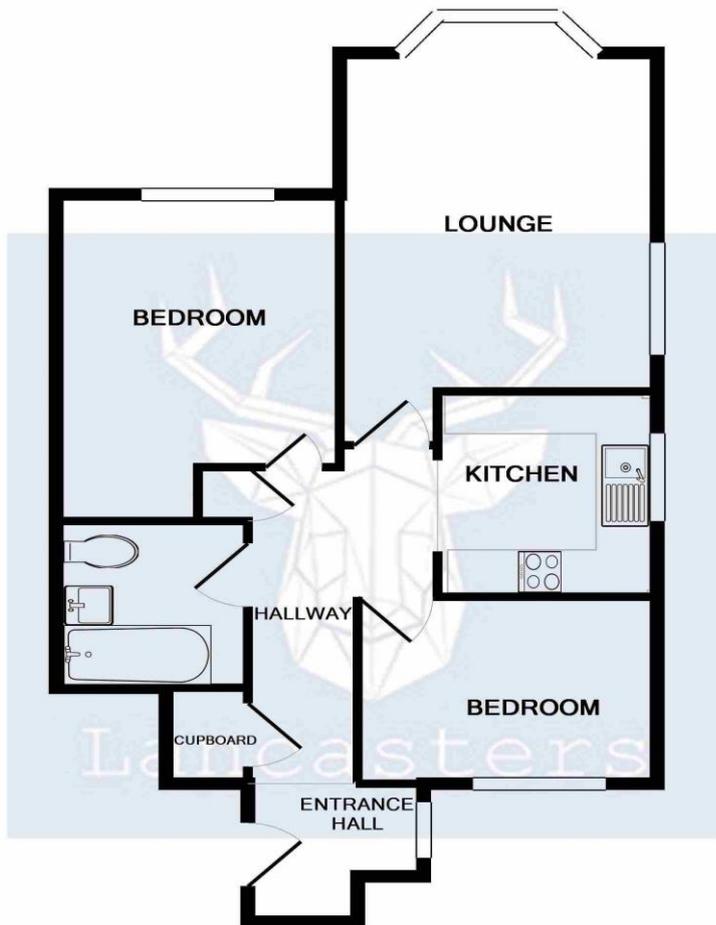
Fitted with a suite comprising bath with shower over, wash hand basin and low level WC.

### Outside

Allocated, single off street parking space.

### Tenure

Share of Freehold The lease term is 999 years from 01/06/1988. There is a service charge of £1176 per year covering building insurance and block maintenance. Ground Rent has been suspended.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Tenure: Share of Freehold

Council: B

EPC: C



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