



- Characterful Converted Building
- Long Leasehold. Residue of 999 Years
- 5 Mins from Beach & 250 Yards from Town Centre
- Fresh Decor & Mostly New Flooring
- Spacious First Floor Flat Overlooking Vernon Square Gardens
- Peaceful Sought After Central Location
- New Gas C/Heating Boiler & New Electric Wiring Throughout
- Comfortable 2 Bedroom Accommodation
- Voluminous High Ceilings & Period Windows
- 15'10 Lounge Overlooking Vernon Square Gardens

Flat 2, Thanet House, 4 Vernon Square, Ryde, PO33 2JG

**£144,900**

Nestled in the charming Vernon Square of Ryde, this delightful first-floor flat offers a perfect blend of character and modern convenience. Housed within a beautifully converted Grade 2 Listed Victorian building, the property boasts an inviting atmosphere, enhanced by its high ceilings and generous room sizes. The period windows not only add to the flat's charm but also allow natural light to flood the space, creating a warm and welcoming environment.

The flat features two well-proportioned bedrooms, ideal for a small family or professionals seeking a comfortable living space. The reception room provides a lovely area for relaxation or entertaining, while the bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is its picturesque view overlooking the meticulously maintained Vernon Square Gardens, which lie at the heart of the square. Additionally, residents can enjoy glimpses of the sea, a delightful reminder of the nearby beach, making this flat an attractive option for those who appreciate coastal living.

Recent updates, including fresh decor, a new gas central heating boiler, and a complete rewire, ensure that the flat is not only aesthetically pleasing but also functional and efficient. This property is a wonderful opportunity for anyone looking to embrace the charm of Ryde while enjoying the comforts of modern living. With its peaceful central location and proximity to local amenities such as ferry and hovercraft connections to the mainland, this flat is sure to appeal to a variety of buyers or renters seeking a slice of coastal life.



# Accommodation

**Communal Entrance**

**1st Floor Landing**

**Entrance Hall**

**Lounge/Diner**

15'10" x 12'8" (4.83m x 3.86m)

**Kitchen/Breakfast Room**

12'1" x 8'5" (3.68m x 2.57m)

**Bedroom 1**

13'3" max x 9'6" plus wardrobe (4.04m max x 2.90m plus wardrobe)

**Bedroom 2**

10'3" x 8'11" (3.12m x 2.72m)

**Bathroom**

8'2" x 6'6" (2.49m x 1.98m)

**Council Tax**

Band B

**Tenure**

Long leasehold. 999 years from 22/1/1901. 876 years remaining. Current service charge £130 per month which includes insurance and maintenance contribution. The lease provides for the building to be redecorated every 5 years.

**Restrictions**

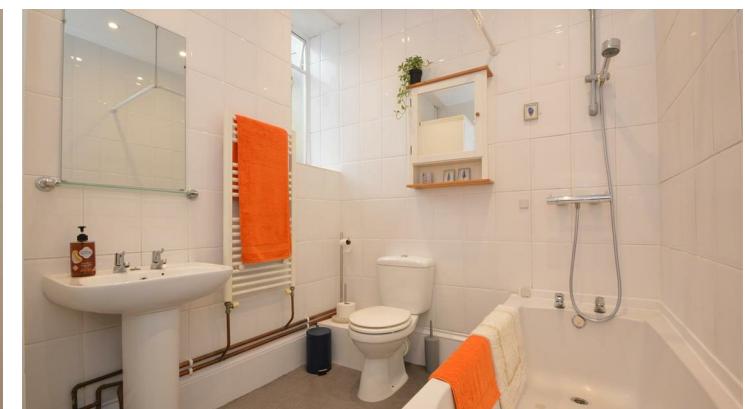
Residential letting is permitted. No holiday lets. No pets.

**Construction Type**

Assumed cavity wall or solid wall construction

**Flood Risk**

Very Low Risk



## Mobile Coverage

Coverage includes: O2 & Three Limited Coverage:

EE & Vodafone

## Broadband Connectivity

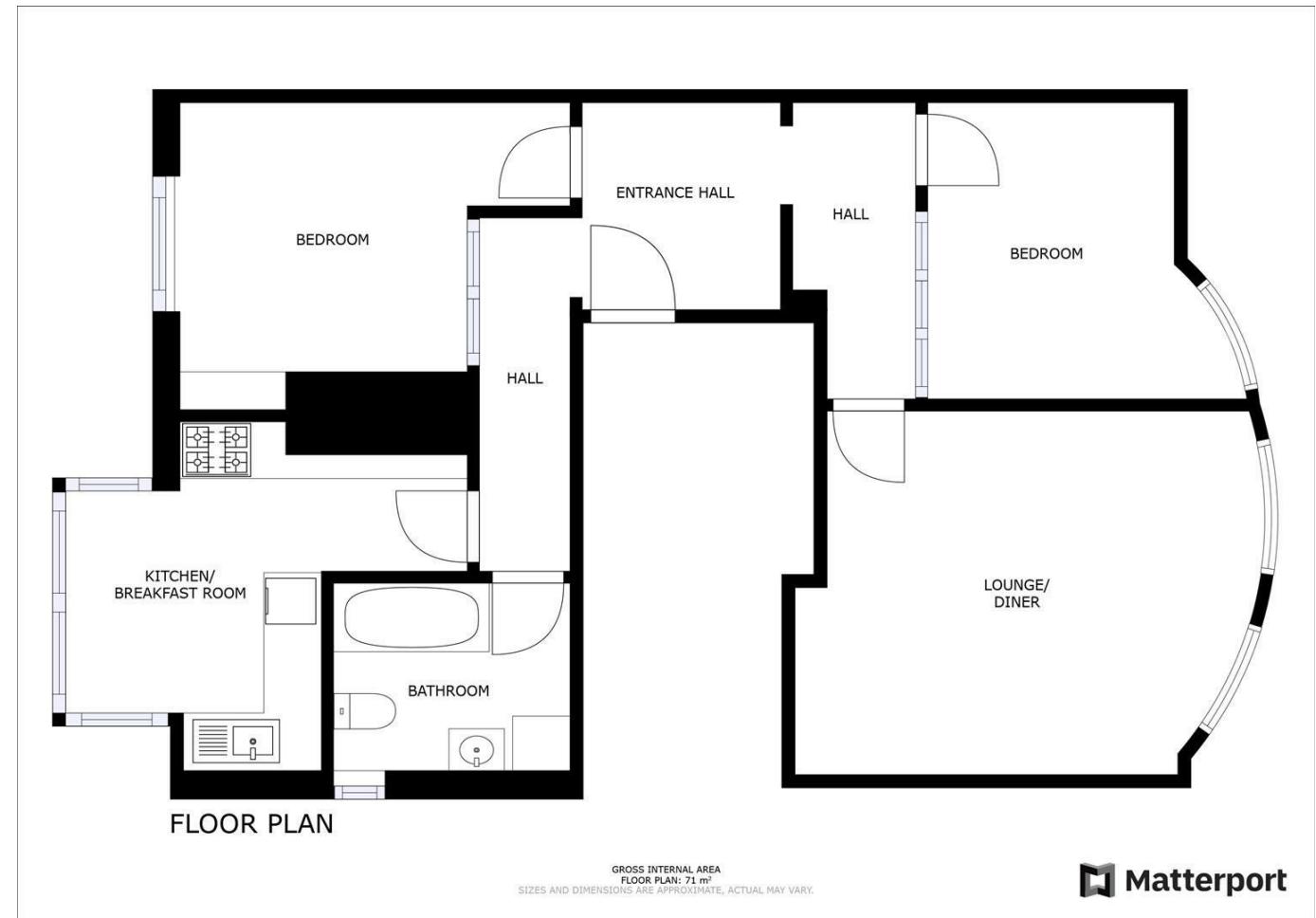
Openreach & Wightfibre Networks. Ultrafast fibre available.

## Services

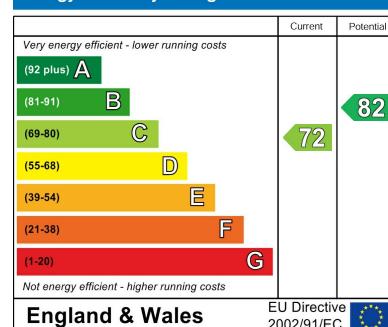
Unconfirmed gas, electric, water and drainage.

## 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.



## Energy Efficiency Rating



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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