ryde@wright-iw.co.uk

wright estate agency



- No Onward Chain
- Appealing 2 Bedroom Accommodation
- Communal Parking
- Stylish Kitchen/Diner Adjoining Lounge
- Stunning Modern Apartment in Over 55's Development
- Shared Ownership - 25% (£40,000) Share For Sale
- Double Glazing & Gas Central Heating
- Options for Assisted Independent Living
- Naturally Light 13'6 Lounge with Outlook
- Secure Entry System & Lifts in Building

Flat 55, Kleo Friend Apartments, 28 Woodland View, Ryde, Isle of Wight, PO33 2GA

£40,000

Nestled in the charming recently built Ryde Village, this nearly new first-floor flat is a gem waiting to be discovered. Boasting a spacious reception room, two inviting bedrooms, and a well appointed shower room/en suite, this property is perfect for those seeking comfort and convenience.

Situated in an over 55's development, this flat is offered on shared ownership basis at a 25% share (£45,000) with options for assisted living, providing a perfect blend of independence and support. The 75% share will attract rent at £413.52 per month. The well-lit rooms offer a pleasant view of the newly constructed Ryde Village, creating a peaceful ambiance for residents.

Parking is made easy with space for one vehicle, and the secure entry to the building ensures safety and peace of mind. Residents can enjoy the convenience of lift access to this first floor flat and a communal lounge, perfect for socialising with like-minded neighbours.

The development goes above and beyond, offering a range of facilities and services, including a Well Being service aimed at helping occupants maintain their independence. Do contact our Ryde Office for a fact sheet with all details and options available to you as a resident. With a focus on community and well-being, this flat provides a unique opportunity for a comfortable and fulfilling lifestyle in the heart of Ryde Village.







Accommodation

Entrance Hall
11'8" x 5'11" (3.56m x 1.80m)

Kitchen/Diner
13'3" x 11'4" (4.04m x 3.45m)

Lounge
13'6" x 13'3" (4.11m x 4.04m)

Bedroom 1
17'0" x 9'4" (5.18m x 2.84m)

Shower Room/ En Suite
9'6" x 6'6" (2.90m x 1.98m)

Bedroom 2
12'10" x 7'6" (3.91m x 2.29m)

Communal Parking

Communal Facilities
Car park. Lawned grounds. Dustbin storage. Request fact sheet from our Ryde Office outlining full facilities and costs for assisted independent living.

Council Tax
Band A

Tenure
Shared ownership lease for over 55's. 25% Share available at £45,000 with the remaining 75% attracting rent at £413.52 per month. Purchasing this share is subject to qualification and conditions. Full value of property is £180,000.

Regular Costs
Service charge £85 per week. Wellbeing Service £50 per week. Tv licence, careline costs and wifi in communal areas £6 per week. Request fact sheet from Ryde Office for a complete overview.

Construction Type
Cavity wall construction







Flood Risk
Very Low Risk

Mobile Coverage
Coverage: EE & Vodafone Limited Coverage: Three & O2

Broadband Connectivity
Upto Ultrafast Available

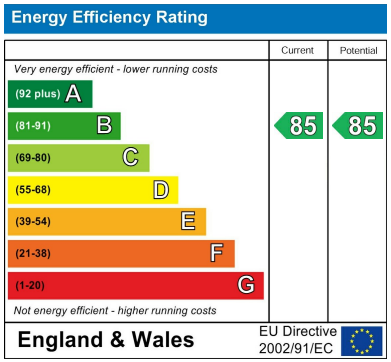
Services
Unconfirmed gas, electric, water and drainage.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

First Floor



This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.



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.

187 High Street, Ryde, Isle of Wight, PO33 2PN
Phone: 01983 611511
Email: ryde@wright-iw.co.uk

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The Property Ombudsman

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