



- No Onward Chain
- Comfortable 1 Double Bedroom Accommodation
- Cosy 12'0 Lounge
- D/Glazing & Gas C/Heating

- 1st Floor Flat in Converted Block of 2 Flats
- Private Ground Floor Entrance
- Handy Utility Room

- Occupies Entire First Floor
- 12'4 Kitchen/Diner
- Well Placed for Buses, Shop & Trains

St Leonards, 4 St. Johns Wood Road, Ryde, PO33 1HP

£99,950

Situated in the heart of Central Ryde, this charming Edwardian flat offers a delightful living experience. Spanning 462 square feet, this first-floor residence occupies the entire level of a converted block comprising just two flats, ensuring a sense of privacy and exclusivity.

Upon entering through a private ground floor entrance, you are welcomed into a well-presented space that combines comfort and convenience. The inviting lounge seamlessly connects to the adjoining kitchen/diner, creating an ideal setting for both relaxation and entertaining. The generous double bedroom, featuring a lovely bay window, is positioned at the front of the flat, allowing for an abundance of natural light to fill the room.

The flat also boasts a practical utility room located on the ground floor, providing additional storage and functionality. The bathroom, easily accessible on the first floor, adds to the overall convenience of the layout.

This property is ideally situated within walking distance of local amenities, including buses, trains, and a shop, making it perfect for those who appreciate easy access to transport and services. Furthermore, the flat benefits from the residue of a long 999-year lease, along with a sensible 50% responsibility for the upkeep of the building, ensuring peace of mind for future owners.

In summary, this Edwardian flat in Central Ryde presents a wonderful opportunity for those seeking a comfortable and well-located home. With its spacious layout and convenient amenities, it is sure to appeal to a variety of buyers.



Accommodation

Ground Floor Private Entrance

Entrance Lobby

Utility Room

4'1 x 3'9 (1.24m x 1.14m)

1st Floor Landing

Lounge

12'0 x 11'5 (3.66m x 3.48m)

Kitchen/Diner

12'4 x 7'6 (3.76m x 2.29m)

Bedroom

14'0 into bay x 12'0 (4.27m into bay x 3.66m)

Rear Lobby

Bathroom

8'6 x 3'11 (2.59m x 1.19m)

Outside

St Leonards, the 1st floor flat, owns the brick paved forecourt to the front of the building.

Tenure

Long leasehold. 999 years from 1/1/2015. 989 years remaining. Residential letting, holiday letting and pets are all permitted. Service charge 50% share of costs to building, approx £500 per annum. only two flats in building. Buildings insurance £250 per annum.

Council Tax

Band A

Flood Risk

Very Low Risk

Broadband Connectivity

Up to Ultrafast fibre available



Mobile Coverage

Coverage includes EE, O2, Three & Vodafone

Construction Type

Brick elevations. Rendered detailing. Slate roof. Cavity walls.

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.



GROSS INTERNAL AREA
 FLOOR 1: 6 m², FLOOR 2: 45 m²
 TOTAL: 52 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	62
(39-54) E			
(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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