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wright estate agency

- Converted Upper Ground Floor Flat
- 18'6 Kitchen with AGA
- PARKING
- No Onward Chain
- Private Entrance
- Balcony with Interesting Views
- 2/3 Bedrooms
- 21'5 Lounge/Diner
- Private Garden to Rear
- Gas C/Heating & D/Glazing

Flat 3 13 Ashey Road, Ryde, Isle Of Wight, PO33 2UN

£195,000

Converted in very recent years, this upper ground floor flat is remarkably spacious and has one or two stand out features. Access is via a private entrance at ground floor level which takes you through a handy porch into the entrance hall where there is plenty of room for boots, jackets and even a bicycle. Essentially there are three double bedrooms and the main reception room combines lounge and dining space although it could quite easily favour a two bedroom two reception room layout should this be more suitable. A balcony off the lounge/diner enjoys a surprising elevated view across the surroundings including a glimpse of the sea and steps down lead to your very own lawned garden to the rear. Should you wish to release your inner chef then the gas 'AGA' and the separate fitted hob and oven should give you all the equipment you will need. There is a parking space for the flat on the front hardstand and there are bus stops conveniently close by. This family sized property is well placed for local schools and just a 15 minute or so walk from the main town centre facilities which include arguably one of the best selections of retail shops that the Island has to offer.

Accommodation

Entrance Porch
10'9" x 3'3"

Entrance Lobby
11'6" x 5'11"

Bedroom
12'1" max x 11'9"

Kitchen

Lounge/Diner
21'5" x 14'11"

Inner Hall

Built in storage

Bathroom
9'1" max x 4'8"

Bedroom/Sitting room
17'6" into bay x 11'10" max

Bedroom
16'2" into bay x 11'11" max

Garden
Enclosed private lawned garden to rear accessed via balcony stairs.

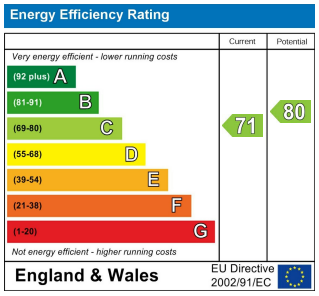
Balcony
Wrap around balcony to rear garden and pleasant surroundings. Even a sea glimpse.

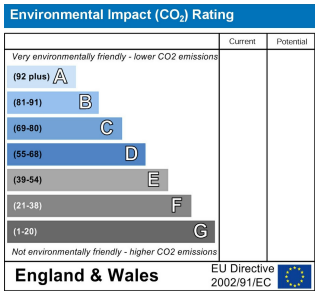
Parking
Allocated space to front of building.

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

Council Tax
BAND B

Leasehold Tenure
Brand New 150 Year lease issued at point of sale. NO restrictions for letting, holiday letting or pets. No Onward Chain. Formerly rented at £950 pcm% share of costs and responsibilities Building Insurance costs shared in same proportions.





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The Property Ombudsman

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