ryde@wright-iw.co.uk

wright
estate agency

- No Onward Chain
- Private Entrance
- PARKING
- D/glazing & C/Heating
- Adjacent to Appley Park
- Well Presented Interior
- Comfortable 13'3 Lounge
- Short Stroll from Beach
- Twin Aspect Bedroom
- Ground Floor O/g Communal Gardens

Flat D, Ravenswood Appley Rise, Ryde, Isle Of Wight, PO33 1LF

Asking Price £115,000

'Ravenswood' is an attractive building arranged as 12 flats over three floors. It is perfectly positioned with the relaxing environs of Appley Park just 50 yards away and has the beach at the end of the road. We feel sure this idyllic spot will appeal to those looking for a peaceful place to reside in a desirable coastal location. Flat D is a ground floor flat within the modern extended portion of the building with an east west orientation overlooking the communal grounds to the rear. The interior is smartly presented and ready for occupation, It has its own private entrance and includes a comfortable lounge, twin aspect bedroom, separate kitchen and shower room. There is an allocated parking space within the graveled parking area and dustbins are neatly stored to one side of the building. The nearby coastal path continues for miles in either direction as an ideal walking/cycling route connecting you to other villages, towns and beaches. The Esplanade is lined with several beachside cafes and restaurants plus all main travel options including mainland passenger links to Portsmouth and Southsea. The main town centre at Ryde is host to arguably one of the best selections of retail shops and associated facilities found anywhere on the Island and well within striking distance from this well placed flat.

Accommodation

Private entrance

Entrance Hall
11'7 x 4'0 (3.53m x 1.22m)

Kitchen
7'11 x 7'4 (2.41m x 2.24m)

Lounge
13'3 x 10'2 (4.04m x 3.10m)

Bedroom
13'4 max x 8'8 (4.06m max x 2.64m)

Built in Storage

Shower Room
7'3 max x 4'10 max 'l' shower (2.21m max x 1.47m max 'l' shower)

Communal Garden
Lawned communal gardens including drying area sweep along the rear of the building. They are screened by their tree-lined boundary and accessible for all residents to use. Dustbin storage area to side.

Parking
Graveled parking area to front of building

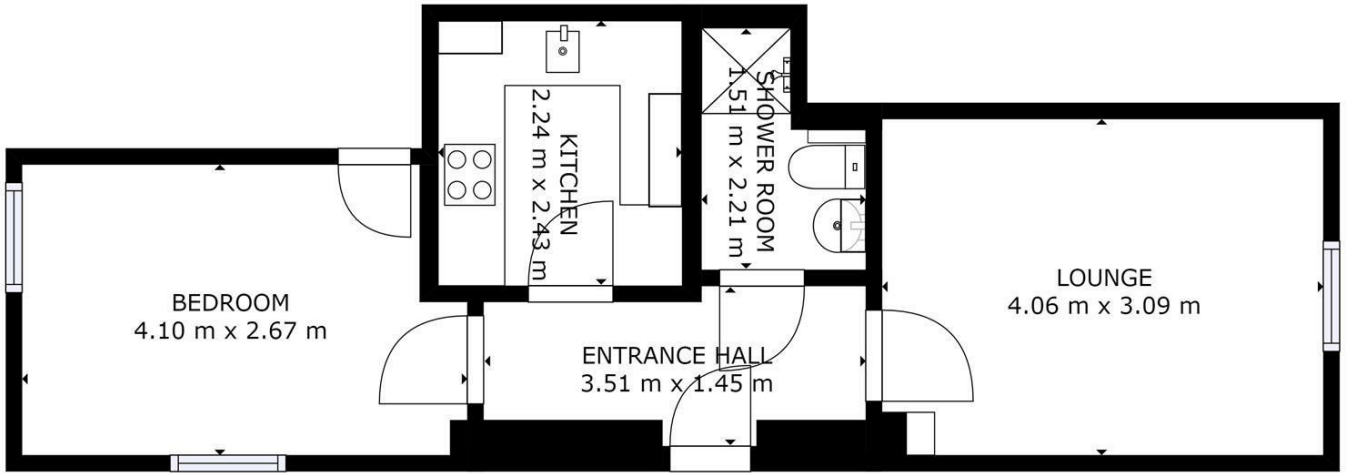
Tenure
Leasehold tenure. Brand new 125 year lease. No ground rent. Service charge budget £915 per annum.

Restrictions
No pets allowed. Residential letting is permitted. Holiday letting with permission and licence from the freeholder only.

Council Tax
BAND A

Services
Unconfirmed electric, telephone, mains water and drainage.

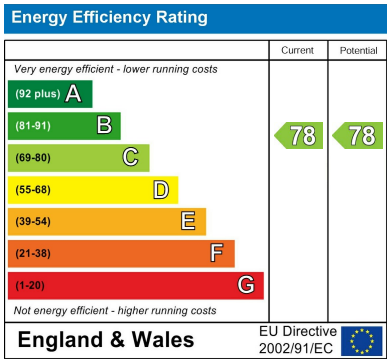
Agent Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be 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.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 37 m2
TOTAL: 37 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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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