



- Beautifully Presented 2nd Floor 1 Bedroom Flat
- Converted Character Building with Grounds
- Security Entry System
- No Onward Chain
- Surprisingly Good Sea Views
- Hugely Convenient Central Location
- Communal Parking
- 1 Bedroom Accommodation
- Electric Central Heating
- South Facing Wonderfully Light Interior

Flat 9, Wrafton House, 46 Melville Street, Ryde, Isle Of Wight, PO33 2AE

**£115,000**

This second floor flat is part of an impressive converted character building. 'Wrafton House' is situated in a well respected residential road in Central Ryde and whose attractive exterior is well worthy of it's Grade 2 listing and a fine example of our architectural heritage. Flat 9 is positioned on the south side of the building where it enjoys views of the grounds from it's lofty position and an interesting view of the sea too. The flat is well presented making it attractively easy for the next owner to take up occupation. The living/dining/kitchen areas are tastefully open plan leaving a separate seaward facing bedroom and the shower room off the hallway. A pillared entrance leads to the communal parking area from Melville Street, guest and visitors will find additional parking within Melville Street. The town centre shops, beach, buses, trains and mainland passenger connections are all with in striking distance from this well placed flat. The town centre offers a broad selection of retail shops, banks, post offices, coffee shops and a handy supermarket; and all of these are simply at the end of the street! Ryde is informally dubbed the 'gateway to the Island' with the initial introduction being to it's miles of sandy beaches and of course it's iconic pier.



# Accommodation

**Communal Entrance**

**2nd Floor Landing**

**Flat Entrance**

**Lounge/Kitchenette**

21'5" max x 9'6" max (6.53m max x 2.90m max)

**Bedroom**

9'5" x 8'6" (2.87 x 2.59)

**Shower Room**

7'2 x 5'3 (2.18m x 1.60m)

**Communal Grounds**

Lawned communal grounds sweep around this impressive building on three sides. Perimeter fences or stone walls enclose the grounds from the surroundings. There is plenty of space to the south facing sunny side of the building for residents to use and enjoy. A large mature tree is prominent within the frontage offering welcomed screening from the Melville Street. Dustbin storage area.

**Communal Parking**

There is space to park several vehicles in the grounds available only on a first come first served basis.

**Tenure**

Long leasehold. This flat will have a brand new 125 Year lease at point of purchase.

**Service Charge**

The service charge is £950 per annum payable 1/2 yearly. This is newly increased to cover planned improvements to the building.



**Restrictions**

Residential and holiday letting are permitted.  
No pets are allowed.

**Council Tax**

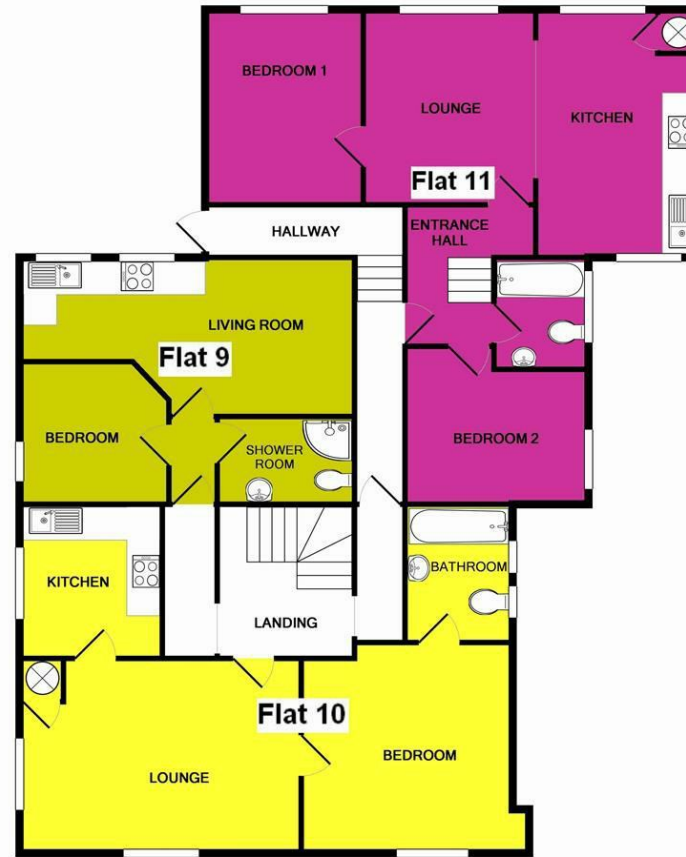
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**Services**

Unconfirmed electric, telephone, mains water, broadband and drainage.

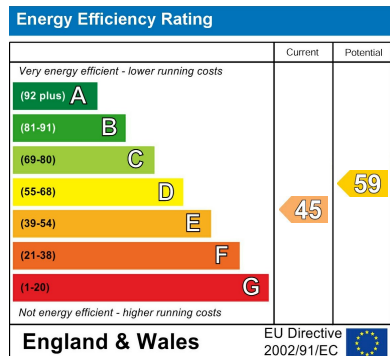
**Agents Note:**

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.



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PROTECTED

**Viewing:**      Date .....      Time .....