



- No Onward Chain
- 12'1 Bay Window Living Room
- Long Leasehold Tenure 864 Years Remaining
- Gas C/Heating & D/Glazing
- Converted 1st Floor Flat
- Parking
- Secure Entry System to Building
- Hugely Convenient Central Location
- Well Placed for Buses
- Individual Post Boxes & Dustbin Storage Area

Flat 3 Stancombe House, 71 West Street, Ryde, PO33 2QQ

£89,950

This appealing first floor flat is part of an attractive converted character building. It is positioned centrally in Ryde an easy level walk from the town centre shops and nearby bus routes. This hugely convenient location is a benefit in itself as Ryde offers a comprehensive range of retail options and associated services and all of these will be virtually on your doorstep. A secure entry system, individual post boxes for each flat and a designated dust bin storage area are important attributes of the building. The car park is to the rear and here you will have your own allocated and numbered parking space. The entrance lobby of the flat leads to all the separate rooms and the bay window living room sits to the front of the property enjoying the activity of central Ryde. The interior has recently had a fresh coat of paint and generally speaking the flat is well presented. The location, layout and facilities combine well to make this an appealing choice for both owner-occupiers and tenants alike.



Accommodation

Communal Entrance

Secure entry.

1st Floor Landing

Entrance Hall

Built-in Storage Cupboard

Living Room

12'1" x 11'0" (3.68m x 3.35m)

Built-in Cupboard Housing Boiler

Kitchen

9'1" x 4'10" (2.77m x 1.47m)

Bedroom 1

12'6" x 8'1" (3.81m x 2.46m)

Bathroom

9'1" x 4'4" (2.77m x 1.32m)

Communal Facilities

Dustbin storage area. Secure entry system.
Car park to rear. Post boxes for each flat.

Parking

Allocated and numbered space for a vehicle
to the rear.

Tenure

Leasehold. 900 years from 1987. Service
charge £650 per annum.

Restrictions

No pets. No holiday letting.

Council Tax

Band A.



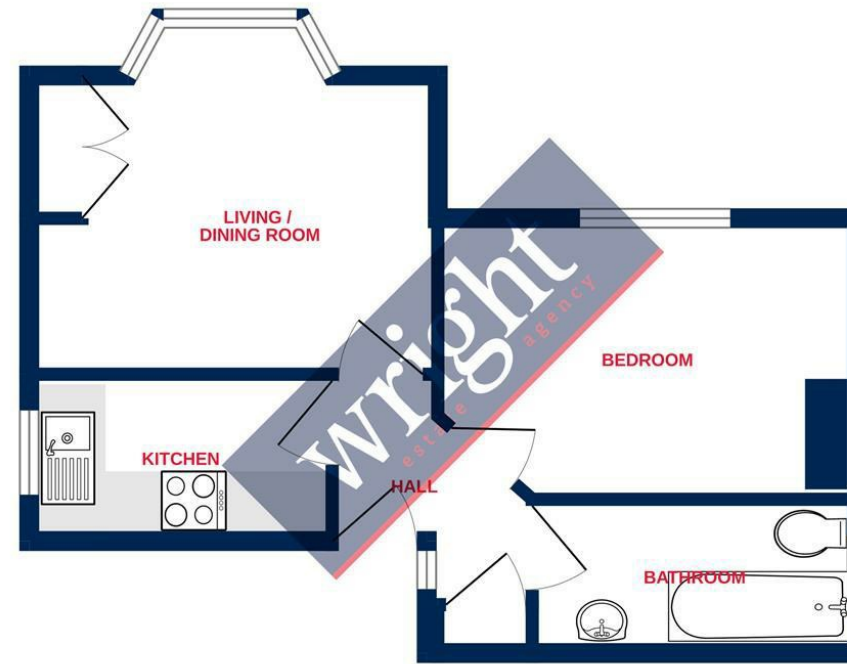
Services

Unconfirmed gas, electric, mains water and drainage.

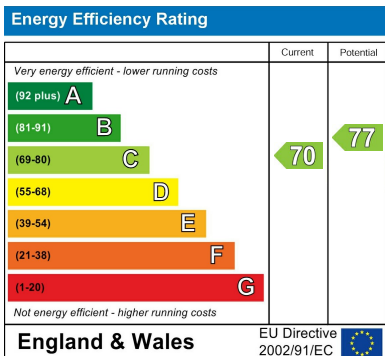
Agents Note

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.

FLAT 3
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 334 sq.ft. (31.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

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