



- Converted Ground Floor Garden Flat
- Attractive Stone Built Character Building
- Fully Tiled Bathroom with Shower over Bath
- D/Glazing & Gas C/Heating
- Substantial 1 Bedroom Accommodation
- Stylish Open Plan Living Space
- Double Glazed Door to Garden
- Private Garden to Rear
- Smart Modern Kitchen
- Well Placed for Buses, Appley Park & Beach

Flat 1, 40 Alexandra Road, Ryde, Isle Of Wight, PO33 1DT

£145,000

This impressive garden flat is part of an equally splendid converted character building. It sits to the rear of the building seamlessly connecting to its very own private garden. Communal lawned grounds are beyond the private garden helping to further enhance the environment and outlook. The flat is beautifully presented with the main living area stylishly open plan. This attractive space includes living, dining and kitchen areas in a well organised fashion and has the added benefit of leading directly in to the private garden. The capacious bedroom measures some 18ft into its bay window making for a particularly comfortable room. Both the kitchen and bathroom are tastefully modern and well appointed. The entrance hall makes for a welcoming introduction to the flat and there is a walk-in storage cupboard accessed from here. The garden is neatly paved and beautified by its mature shrubs and ornamental trees. Communal facilities include a dustbin storage area to the front of the building, a drying area to the rear and a walk-in storage area within the ground floor shared entrance. The building sits across the road from Gassiot Green making for an appealing setting and Alexandra Road is conveniently a continuation of a major bus route for easy access to the town centre, beach and directly connecting with the highspeed passenger travel options to the mainland found along the Esplanade. Ryde is one of the largest towns on the Island and as such certainly offers one of the best selections of retail shops and associated services found anywhere across the Island. Appley Park is just around the corner from the flat offering a traffic-free tree-lined environment flowing down to meet its adjoining beach. If you are looking for smart single floor living with garden then this flat is a clear and obvious choice.



Accommodation

Communal Entrance

Flats 1 & 2 only

Entrance Hallway

8'4 x 5'8 (2.54m x 1.73m)

Walk-in Storage

Open Plan Living Space

15'3 x 14'2 (4.65m x 4.32m)

Incorporating living, dining and kitchen

Bedroom

18'1 max into bay x 13'6 (5.51m max into bay x 4.11m)

Bathroom

8'9 x 5'9 (2.67m x 1.75m)

Garden

This ground floor flat has its own garden situated to the rear , west facing side of the building. It is directly & seamlessly accessed from the open plan living space at the rear of the flat. It is neatly laid to paving and contains an established shrub border to one side. This pretty garden backs onto the communal lawn garden creating a pleasant outlook and a peaceful ambience. Fence and dwarf walls define the boundaries. The garden has the perfect orientation to attract the sun into the evening during the summer months.

Communal Garden & Facilities

The lawned communal garden drying area sit beyond the private garden belonging to the flat. Dustbin storage area to front of building. Built in storage cupboard within communal entrance.

Tenure

Share of Freehold, owned collectively by residents. Long leasehold, 999 years from 2004.



Restrictions and Charges

Service charge is £87 per month. An annual additional £150 per flat is paid in to the sinking fund. Residential letting is permitted. Pets are allowed unless they cause a nuisance. No holiday lets.

Council tax

Band A

Broadband & Mobile signal

Current broadband supplier is Sky. Mobile coverage includes O2 and Vodafone

Construction Type

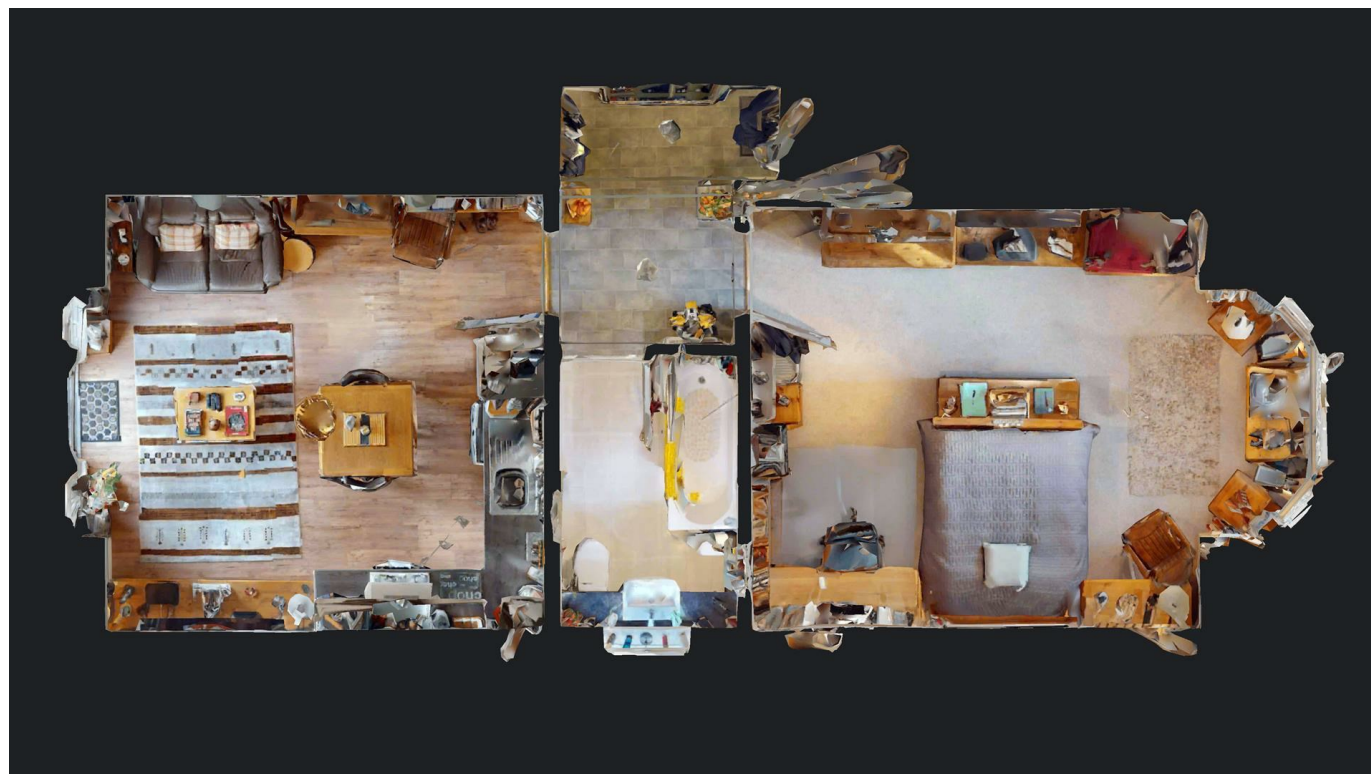
Standard Construction

Services

Unconfirmed gas, electric, mains water, drainage and broadband


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.




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(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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Viewing: Date Time