



- Spacious Ground Floor Flat
- Generous 25'8 Lounge & Dining Space
- Modern 15'8 Kitchen
- Secondary Glazing
- Private Entrance
- Stunning Converted Character Building
- Controllable Electric Heating
- Comfortable 2 Bedroom Accommodation
- Quality Shower Room
- Well Placed for Town & Beaches

44 Brigstocke Terrace, St Thomas Street, Ryde, Isle Of Wight, PO33 2PD

£199,950

Brigstock Terrace is a stunning converted building which stands prominent within the skyline of coastal Ryde. Once a terrace of 'Gentleman's Residences', the building was later converted in the 1970's to form this impressive apartment building we see today. Beautifully kept lawned gardens sit to the sunny southside of the building overlooking the town and it's private car park is to the seaward side backing on to the local tennis club courts. Number 44 is a ground floor flat with its own private entrance and is one of the more substantial in the building. The single floor layout includes a generous 25'8" living and dining space which adjoins the separate equally spacious modern kitchen. There are two bedrooms to choose from and a upgraded shower room. A courtyard area sweeps around the side and rear of the flat which could be used for tables and chairs as other ground floor flat owners tend to. The interior is generally well presented and offers huge appeal as a convenient ground floor flat complete with coastal lifestyle or a bungalow replacement option to live in the town. The flat is literally just yards away from the bustling town centre at Ryde and the miles of sandy beaches which Ryde is so well known for. As well as local transport options found along the nearby Esplanade here you will also have access to highspeed passenger services to the mainland for extended shopping options and commuting. The chance to purchase this chain free flat is really an opportunity that you shouldn't miss.



# Accommodation

## Private Entrance

Built-in Storage/ Linen Cupboard

Built-in Meter/ Storage Cupboard

## Lounge/Diner

25'8" x 12'1" max (7.82m x 3.68m max)

## Kitchen

15'10" x 6'2" (4.83m x 1.88m)

## Bedroom 1

14'7" x 9'2" plus wardrobes (4.45m x 2.79m plus wardrobes)

## Bedroom 2

9'9" x 8'10" including wardrobes (2.97m x 2.69m including wardrobes)

## Shower Room

7'4" x 5'9" (2.24m x 1.75m)

## Courtyard

The flat enjoys its own courtyard area which wraps around the side and rear of the flat. Ideal for a table and chairs.

## Communal Garden & Facilities

There are beautifully kept lawned communal gardens on the south side of the building with seating areas for residents. Dustbin storage building.

## Parking

The flat has a right to parking in the shared private car park on the seaward side of the building. Car parking permit will be issued accordingly.

## Construction

Standard 1832 construction. No cladding.

## Broadband Availability

Openreach Network.



### Mobile Coverage

Coverage includes EE, Vodaphone, Three, O2

### Flood Risk

Very Low

### Council Tax

Band B

### Tenure

Long leasehold. 500 years from 1972. Annual service charge 2023 was £2132

### Services

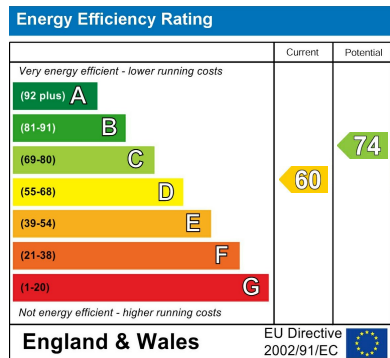
Unconfirmed electric, mains water, drainage and broadband.

### 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.



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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