



- Double Bedroom
- Modern Kitchenette and Bathroom
- Impressive Character Building
- No Onward Chain

- 16'6 Lounge With Bay Window
- Communal Parking
- Lawned Communal Gardens

- SEA VIEWS
- Shuttered Sash Windows
- Holiday & Residential Letting Potential

Flat 3, Wrafton House 46 Melville Street, Ryde, PO33 2AE

£135,000

This ground floor is part of a rather 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. 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 within 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!. The flat has retained many original features including its floor to ceiling sash windows with shutters which open onto the lawned communal gardens and offer attractive sea views beyond. The high ceilings give the flat a spacious feel and the recessed downlighters are a welcomed modern attribute. This building is set within its own communal lawned grounds which we feel sets it apart from many other blocks of flats in Ryde.



Accommodation

Communal Entrance

Flat entrance

Lounge

16'6" (including kitchenette) x 16'4" (into bay)
(5.03m (including kitchenette) x 4.98m (into bay))

Bedroom

13'3" x 11'11" (plus integral wardrobes)
(4.04m x 3.63m (plus intergral wardrobes))

Bathroom

5'10" x 5'7" (1.78m x 1.70m)

Communal Grounds

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

Band A



Broadband Availability

Openreach and Wightfibre networks.
Ultrafast fibre available.

Mobile Coverage

Coverage includes: EE, O2, Vodaphone & Three

Flood Risk

Very low risk

Construction Type

Standard

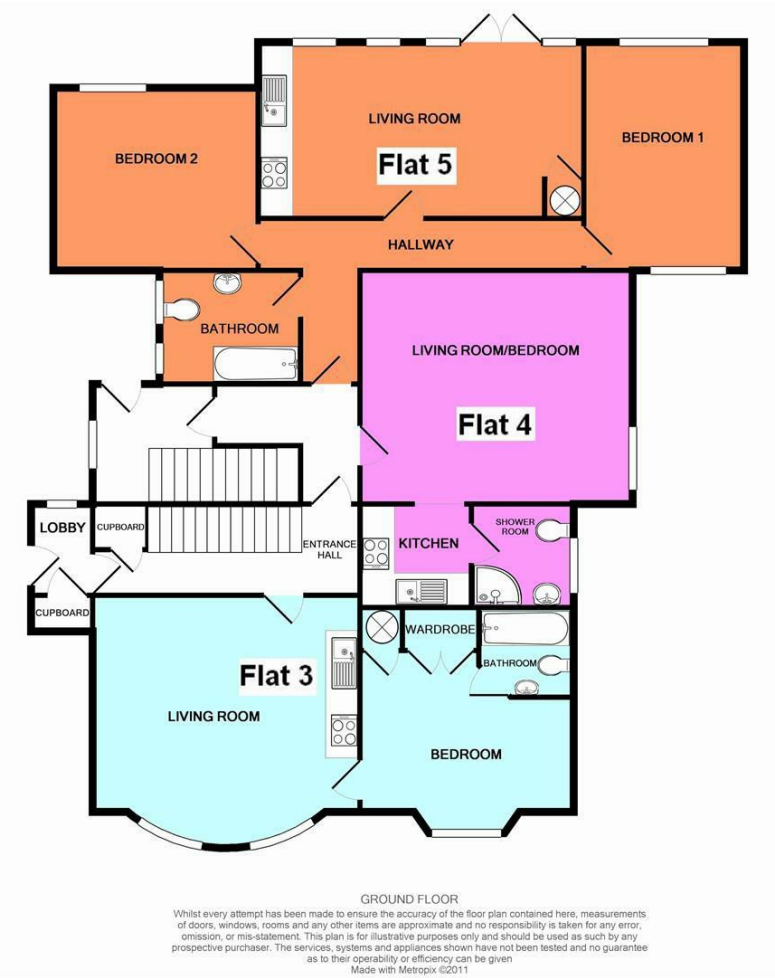
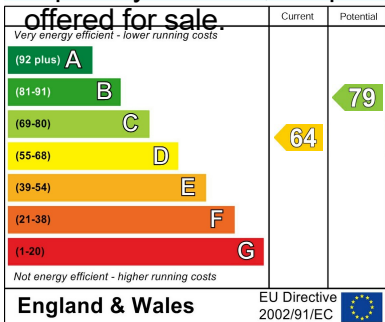
Sevices

Unconfirmed electric, mains water, drainage and broadband

Agents 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 fittings, or any other fixtures not

expressly included, are part of the property offered for sale.



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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