



- Sea Views
- Communal Parking
- Security Entry System
- NO ONWARD CHAIN

- 1 Bedroom 2nd Floor Flat
- Grade 2 Listed Building
- Converted Character Building with Grounds

- Convenient Central Location
- Electric Central Heating
- Holiday & Residential Letting Potential

Flat 10, Wrafton House, 46 Melville Street, Ryde, PO33 2AE

£130,000



Welcome to Melville Street, Ryde - a charming location that offers a delightful mix of history and modern convenience. This one-bedroom flat, situated on the second floor of a character Grade 2 listed building dating back to pre-1900, is a true gem waiting to be discovered.

Imagine waking up to the soothing sights of the sea right from your window, offering you a picturesque view that will surely captivate your heart. The property boasts communal parking and gardens, providing you with a tranquil space to unwind and enjoy the outdoors.

Conveniently located in the heart of Ryde, this flat offers easy access to all amenities, making daily life a breeze. Whether you're looking for a holiday retreat or a cozy permanent residence, this property ticks all the boxes.

Don't miss the opportunity to own a piece of history in this sought-after area. Embrace the charm of Melville Street and make this flat your own slice of paradise.





# Accommodation

## Communal Entrance

Secure entry system.

## Second Floor Landing

## Living Room

16'10" x 11'7" (5.13m x 3.53m)

## Fitted Cupboard Housing Boiler

## Kitchen

9'2" x 8'6" (2.79m x 2.59m)

## Bedroom

13'2" x 12'7" (4.01m x 3.84m)

## Bathroom

7'10" x 6'5" (2.39m x 1.96m)

## 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**  
Band A

**Flood Risk**  
Very Low Risk

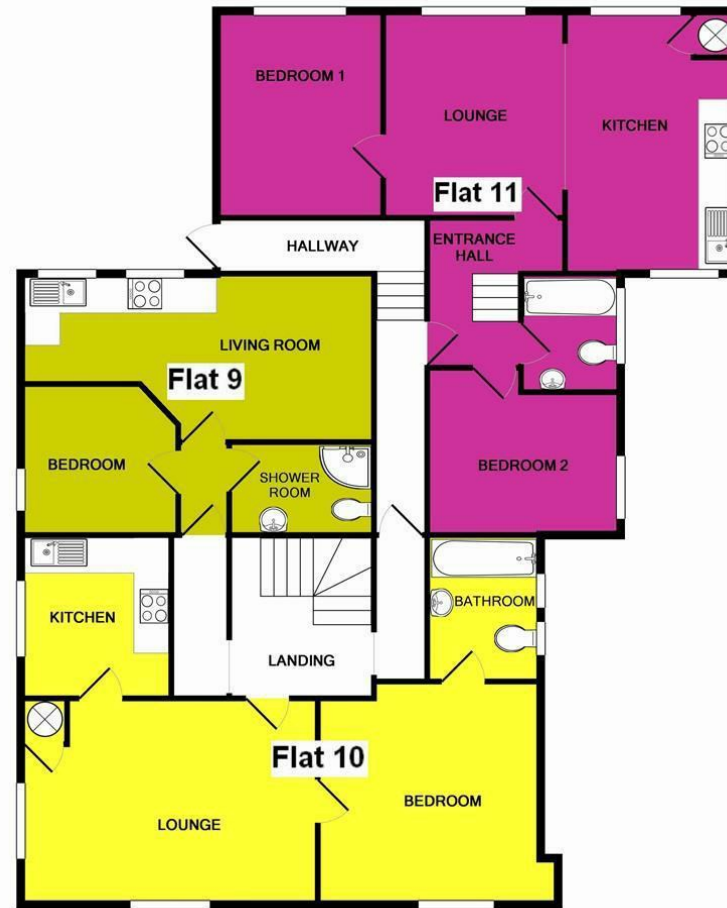
**Construction Type**  
Standard

**Mobile Coverage**  
Coverage includes: EE, O2, Vodafone & Three

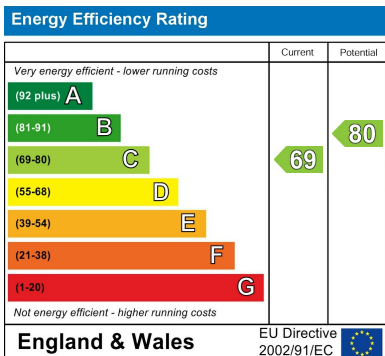
**Broadband Connectivity**  
Openreach and Wightfibre networks. Ultrafast fibre available.

**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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187 High Street, Ryde, Isle of Wight, PO33 2PN  
 Phone: 01983 611511  
 Email: ryde@wright-iw.co.uk

PROTECTED

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