

ryde@wright-iw.co.uk

wright
estate agency



£160,000

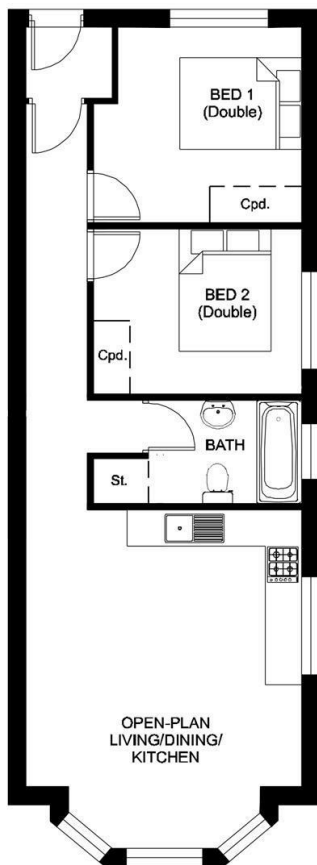
Flat 1, 19 Albert Street, Ryde, PO33 2SA



This beautifully designed and immaculately presented ground floor Apartment is one of just 5 recently built and completed in 2019. Built to a high specification it is presented in "as new" condition and offers a spacious open plan kitchen, dining and living room. Two good sized double bedrooms and a very well presented bathroom all of contemporary design and in a neutral colour scheme. There is also an allocated private parking space and a sunny communal outdoor terrace.

The Property is conveniently located in a quiet street close to the centre of Ryde, with its bustling Town Centre, award-winning sandy beaches and excellent local and mainland travel links.

There are many obvious and appealing additional benefits associated with buying a newer property which is energy efficient, low maintenance and is built to the latest safety standards, with the reduced on-going costs and improved safety this offers. The additional benefits include the remainder of a 10-year Building Warranty, with gas central heating, double glazing throughout and excellent insulation and soundproofing, heat detectors, smoke detectors, a centralised Fire Alarm System as well as a Sprinkler System. These all contribute to making the property cheaper to run, safer and more pleasant to live in.



DIMENSIONS

LIVING/DINING/KITCHEN
5.38m x 4.42m

BED1
3.40m x 3.10m

BED 2
3.40m x 2.78m

BATHROOM
2.49m x 1.78m
(plus storage)

(Furniture in Bedrooms
illustrative)

Communal Entrance

Coded secure entry.

Entrance Lobby

With door to inner hallway 22'2 x 3'0 (6.76m x 0.91m)

Open Plan Living Kitchen Dining Space

17'7" x 14'6"

Fabulous and spacious open plan, dual aspect living space. with plenty of room for a dining table. Integral contemporary fitted kitchen with integrated hob and separate built-in oven, with extractor over. Space for fridge/freezer and plumbing for dishwasher or washer/dryer.

Bedroom 1

11'2" max x 10'2" max

Bedroom 2

11'2" x 8'10"

Bathroom

8'2" x 5'10" plus storage

Outside

A pleasant terrace with sunny aspect is situated to the rear of the building and provides a communal outside seating space.

Parking

Private car park to rear of building with allocated parking space.

Council Tax

Band B

Tenure

Long leasehold and share of freehold. Lease term 299 years from 2019. Each resident owns a 1/5 share of the freehold and Management Company: 19 Albert Street Ryde Ltd. Annual maintenance £1000

Restrictions

Pets are prohibited. Residential letting is permitted.

Construction Type

Standard.

Flood Risk

Very Low Risk

Broadband Connectivity

Openreach and Wightfibre networks. Ultrafast fibre available.

Mobile Coverage

Coverage includes: EE,O2 and Vodaphone

Services

Unconfirmed gas, electric, telephone, mains water and drainage.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(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.



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