



- No Onward Chain
- Appealing 2 Bedroom Accommodation
- Communal Parking
- Double Glazing & Gas Central Heating
- Stunning Modern Apartment in Over 55's Development
- Shared Ownership - 25% (£42,500) Share For Sale
- Stylish Kitchen/Diner Adjoining Lounge
- Options for Assisted Independent Living
- Naturally Light 13'6 Lounge with Outlook
- Secure Entry System & Lifts in Building

Flat 41 Kleo Friend Apartments, 28 Woodland View, Ryde, PO33 2GA

£42,500

Found in the charming recently built Ryde Village, this nearly new first-floor flat is a gem waiting to be discovered. Boasting a generous reception room overlooking the communal gardens, two inviting bedrooms, and a well appointed and wheelchair friendly shower room/en suite, this property is perfect for those seeking comfort and convenience.

Situated in an over 55's development, this flat is offered on shared ownership basis at a 25% share (£42,500) with options for assisted living, providing a perfect blend of independence and support. The 75% share will attract rent at £413.52 per month. The well-lit rooms offer a pleasant view of the newly constructed Ryde Village, creating a peaceful ambiance for residents.

Parking is made easy with space for one vehicle, and the secure entry to the building ensures safety and peace of mind. Residents can enjoy the convenience of lift access to all floors and a communal lounge, perfect for socialising with like-minded neighbours.

The development goes above and beyond, offering a range of facilities and services, including a Well Being service aimed at helping occupants maintain their independence. Do contact our Ryde Office for a fact sheet with all details and options available to you as a resident. With a focus on community and well-being, this flat provides a unique opportunity for a comfortable and fulfilling lifestyle in the heart of Ryde Village.



Accommodation

Communal Entrance

Ground Floor Entrance

Entrance Hall

10'10" x 6'3" (3.30m x 1.91m)

Kitchen/Diner

12'11 x 10'0 (3.94m x 3.05m)

Lounge

13'11" x 13'0" (4.24m x 3.96m)

Bedroom 1

14'8" x max to recess x 13'8" plus wardrobes
(4.47m x max to recess x 4.17m plus wardrobes)

Built-in Storage

Bedroom 2

12'8" x 7'7" (3.86m x 2.31m)

Shower Room/En Suite

9'4" x 6'5" (2.84m x 1.96m)

Communal Parking

Communal Facilities

Car park. Lawned grounds. Dustbin storage.
Request fact sheet from our Ryde Office outlining full facilities and costs for assisted independent living.

Tenure

Shared ownership lease for over 55's. 25% Share available at £42,500 with the remaining 75% attracting rent at £413.52 per month. Purchasing this share is subject to qualification and conditions. Full value of property is £170,000.

Regular Costs

Service charge £456.05 per month. Wellbeing Service and Tv licence, careline costs and wifi in communal areas £234.00 per month. Request fact sheet from Ryde Office for a complete overview. Rent to Housing Association £413.52 per month.

Council Tax

Band A



Flood Risk
Very Low Risk

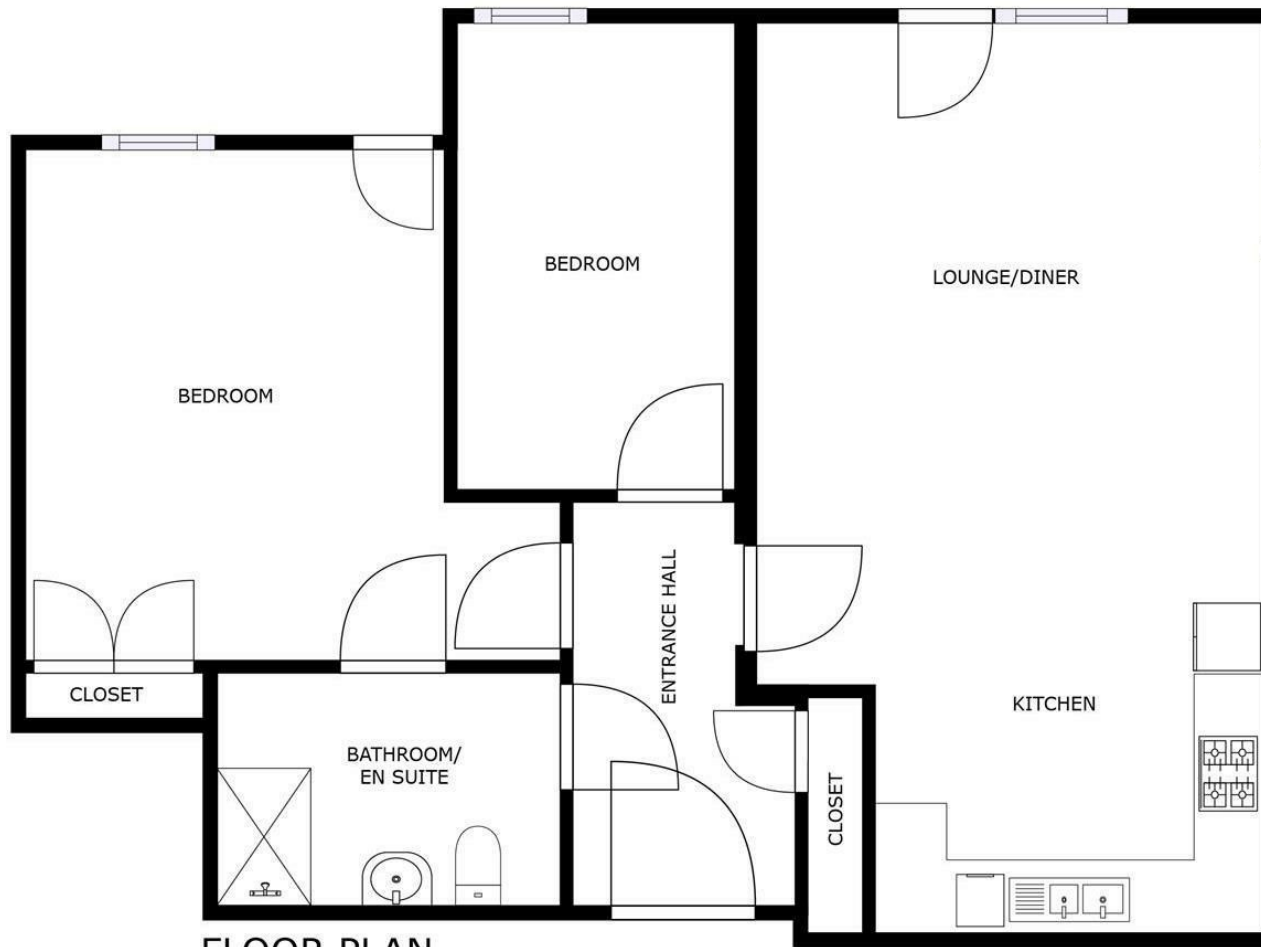
Construction Type
Brick elevations. Concrete tile roof. Cavity wall construction.

Broadband Connectivity
Up to Ultrafast Fibre Available

Mobile Coverage
Coverage: EE & Vodafone Limited Coverage: Three & O2

Services
Unconfirmed gas, water, drainage & electric.

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.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 70 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing: Date Time