



- No Onward Chain
- Generous 12'10 Lounge
- Convenient Central Location
- Gas C/Heating & D/Glazing

- Comfortable 1 Bedroom Accommodation
- Separate Dining Room
- Close to Buses, Trains & Local Shop

- Private Entrance
- Generally Well Presented Throughout
- Modern Kitchen & Bathroom

Basement Flat, 26 St. Johns Road, Ryde, Isle of Wight, PO33 2RN

£79,950

Situated in the heart of Central Ryde, this charming Victorian ground floor flat offers a unique blend of character and modern convenience. With a generous interior space of 56 square metres, this property boasts two reception rooms, a rare feature for a one-bedroom flat, providing ample room for relaxation and entertaining.

Upon entering, you will appreciate the fresh decor that enhances the flat's inviting atmosphere. The private entrance ensures a sense of independence, while the well-designed layout maximises the use of space. The flat comprises a comfortable bedroom and a well-appointed bathroom, catering to all your essential needs.

The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Its prime location places you just a few hundred yards from the bustling High Street of Ryde, where you can enjoy a variety of shops, cafes, and local amenities.

For those who rely on public transport, this flat is ideally situated within walking distance of bus and train services, as well as the passenger ferry service to the mainland, making it perfect for commuters or those who enjoy exploring the surrounding areas.

This delightful flat presents an excellent opportunity for first-time buyers or downsizers looking for a property with character and convenience in a sought-after location. Don't miss the chance to make this charming Victorian flat your new home.



Accommodation

Key Features

Buyer's fees apply

Being sold by GOTO Reservation fee process - see notes

Being sold using the Reservation fee process. Reservation fee is a new, innovative and pioneering process for buying and selling property. It significantly reduces the risk of gazumping or double selling by offering security to both parties by gaining a commitment from both parties to buy and sell. This property is offered for sale using the Reservation fee process. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation fee of £6,420 including VAT (in addition to the final negotiated selling price), sign the Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Reservation fee team at GOTO Group. This will secure the transaction, and the property will be taken off the market. The Buyer's Premium and administration charge are in addition to the final negotiated selling price. Buyer's Administration Charge If the Buyer Information Pack has been produced and provided by GOTO Group any successful purchaser will be required to pay £420.00 (including VAT) towards the cost of the preparation of the pack. These can then be used by your solicitor to progress the sale. Buyer Fees • Stamp Duty Land Tax (SDLT) is applicable if you buy a property or land over a certain price in England, Wales or Northern Ireland.

Private Entrance

Dining Room

9'8" x 8'10" (2.95 x 2.69)

Kitchen

10'5" max x 5'10" max (3.18 max x 1.78 max)

Lounge

12'10" x 11'11" (3.91 x 3.63)

Inner Hallway

Bedroom

13'1" x 8'8" max (3.99 x 2.64 max)

Bathroom

10'9" max x 6'4" max (3.28 max x 1.93 max)

Council Tax

BAND A



Tenure

Leasehold. 125 years from 2017. Service charge £74 per month. Ground rent £200 per annum. Residential letting permitted.

Construction Type

Brick and rendered elevations. Slate roof. Cavity or solid walls.

Flood Risk

Very Low Risk

Mobile Coverage

Coverage includes EE, O2, Three and Vodafone.

Broadband Connectivity

Up to Ultrafast fibre available

Services

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

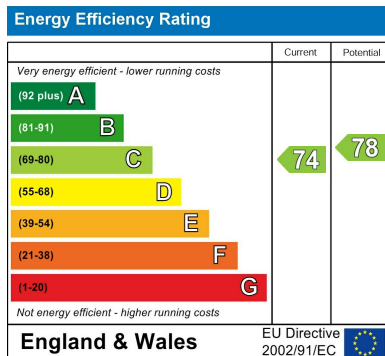
Material Information

The information above has been provided by the vendor, agent and GOTO Group and may not be accurate. Please refer to the property's Legal Pack. (You can download this once you have registered your interest against the property). This pack provides material information which will help you make an informed decision before proceeding. It may not yet include everything you need to know so please make sure you do your own due diligence as well.



TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.4 SQ.M.)

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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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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