



- No Onward Chain
- Comfortable 2 Bedroom Accommodation
- Long Leasehold - 884 Years Remaining
- Gas C/Heating & Use of Communal Garden
- Wonderfully Spacious 76sqm Ground Floor Flat
- Well Presented Interior with New Carpets
- High Ceilings, Deep Skirtings & Pretty Sash Windows
- Part of Elegant Converted Listed Building
- Generous 18'10 Bay Window Lounge/Diner
- Level Walk to Ryde Town Centre

Ground Floor Flat, Hanway Lodge, 13 Belvedere Street, Ryde, PO33 2JW

**£150,000**

Positioned in the heart of Central Ryde, this charming ground floor flat offers a delightful blend of period elegance and modern comfort. Housed within a beautifully converted Victorian building, the property boasts a wonderfully spacious layout that is sure to impress.

As you step inside, you are greeted by an inviting reception room that exudes character, featuring high ceilings, deep skirtings, and lovely sash windows that allow natural light to flood the space. The well-presented interior has been thoughtfully updated with new carpets and fresh decor, creating a warm and welcoming atmosphere throughout.

This flat comprises two comfortable bedrooms, perfect for a small family or those seeking a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all residents. The property is further enhanced by gas central heating, providing a cosy environment during the cooler months.

One of the standout features of this property is its highly regarded central location. Residents will enjoy the convenience of being within walking distance to the vibrant town centre, where a variety of shops, cafes, and restaurants await. Additionally, the beautiful beaches are just a short stroll away, offering the perfect escape for leisurely days by the sea.

In summary, this Victorian ground floor flat in Central Ryde presents an excellent opportunity for those seeking a characterful home in a prime location. With its spacious interior, modern updates, and proximity to local amenities, it is a property not to be missed.



# Accommodation

## Communal Entrance

Shared entrance for ground and first floor flats only.

## Entrance Hall

## Built in Storage

## Lounge/Diner

18'10 into bay x 13'4 (5.74m into bay x 4.06m)

## Kitchen/Breakfast Room

13'3 x 8'8 (4.04m x 2.64m)

## Built in Boiler Cupboard

## Bedroom 1

13'5 x 11'11 (4.09m x 3.63m)

## Bedroom 2

13'5 max x 11'11 (4.09m max x 3.63m)

## Bathroom

6'5 x 4'9 (1.96m x 1.45m)

## Communal Gardens

A west facing communal garden for the use of the ground floor flat and the first floor flat sits to the rear of the property. The far boundary is tree-lined bringing welcomed seclusion to this outside space.

## On-Street Parking Only

Unrestricted on-street parking to one side of Belvedere Street

## Tenure

Long leasehold 884 years remaining. 1/3 share of costs. Building insurance £300 per annum. No ground rent.

## Restrictions

Residential letting permitted. Holiday letting permitted. Pets allowed.



**Council Tax**

**Flood Risk**

Very Low Risk

**Mobile Coverage**

Coverage includes EE, O2, Three & Vodafone

**Broadband Connectivity**

Up to Ultrafast fibre available

**Construction Type**

Stone elevations with rendered quoins. Slate roof. Assumed cavity or solid walls.

**Services**

Unconfirmed gas, electric, water and drainage.

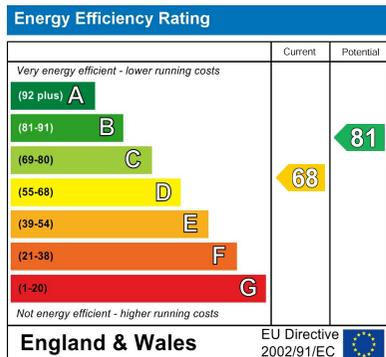
**Agents Note**

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.



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 77.4 m<sup>2</sup>  
TOTAL : 77.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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