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wright
estate agency

- 75% Shared Ownership Property
- Spacious 12'10 Lounge
- West Facing Garden & Patio
- D/Glazing & Gas C/Heating
- Built 2021 with Premier 10 Year Build Warranty Remainder
- Kitchen/Diner with Direct Garden Access
- Downstairs Cloakroom W.C
- Comfortable 2 Bedroom Accommodation
- Parking for Two Cars
- Handy Utility Room

28 Maple Leaf Avenue, Ryde, PO33 1GF

£180,000

Found in the desirable West Acre Park area of Ryde, this nearly new end terrace house, built in 2021, presents a fantastic opportunity for those seeking a modern and comfortable home. With a shared ownership of 75%, this property is ideal for first-time buyers or those looking to downsize. The remaining share owned by Capture Housing attracts a rent of £118.76 per month and the successful buyer will need to meet Capture's criteria.

The interior is beautifully presented, offering a welcoming atmosphere throughout. The spacious lounge provides a perfect setting for relaxation and entertainment, flowing effortlessly into the kitchen/diner. This area is designed for both functionality and style, featuring double doors that open up to the west-facing garden, allowing for a seamless transition between indoor and outdoor living. The garden is a delightful space, perfect for enjoying the evening sun.

On the ground floor, you will also find a convenient cloakroom w.c and a practical utility room, adding to the overall functionality of the home. The property boasts two well-proportioned bedrooms, providing ample space for rest and privacy.

Parking is a breeze with space for two vehicles conveniently located adjacent to the house. This end terrace home not only offers modern living but also the charm of a community setting in Ryde. With its attractive features and prime location, this property is not to be missed.

Accommodation

Entrance Lobby

Lounge
12'10" x 11'4" (3.91m x 3.45m)

Built-in Storage

Kitchen/Diner
11'10" x 10'2" (3.61m x 3.10m)

Utility Room
5'6" x 4'5" (1.68m x 1.35m)

Cloakroom W.C.

Landing
Loft Access

Built-in Storage

Bedroom 1
11'3" plus wardrobe x 10'9" max (3.43m plus wardroe x 3.28m max)

Bedroom 2
14'8" x 8'2" (4.47m x 2.49m)

Bathroom
6'3" x 7'2" (1.91m x 2.18m)

Gardens
A laurel hedge sits along the front boundary of the lawned frontage A gated side access leads to the rear garden. This west facing garden attracts the Sun into the evening. It is mainly laid to lawn and framed by shrub borders and fence boundaries. A patio sits off the kitchen/diner accessed via its double glazed double doors. Garden tap.

Parking
Two allocated parking spaces to the side of the house.

Tenure
Leasehold tenure. 125 years from 17/6/2021. 120 years remaining.

Council Tax
Band B

75% Shared Ownership
A 75% share is for sale with the 25% share being owned by Capture Housing attracting a monthly rent of £118.76. A further £400 per annum is payable to the managing agent maintaining all the communal parts of the development including the road.

Flood Risk
Very Low Risk

Construction Type
Brick elevations. Clay tile roof. Cavity walls.

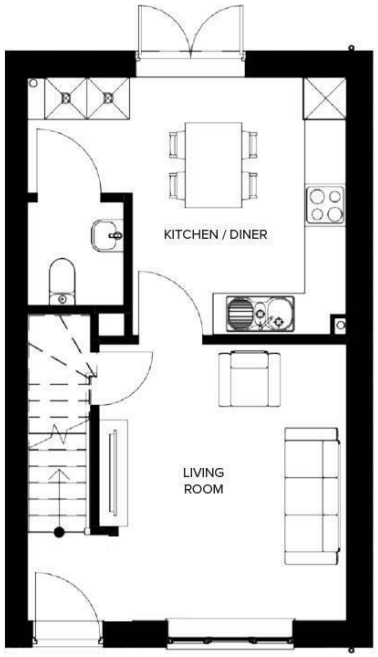
Mobile Coverage
Limited Coverage: O2 & Vodafone

Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast available.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR



FIRST FLOOR

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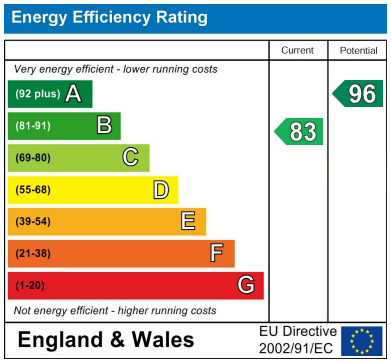

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. 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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