



- Purpose Built 1st Floor Flat
- Sea Views from Lounge Bay Window
- Smart Modern Bathroom
- 500 yr Lease from 1988

- Hugely Convenient Central Location
- Allocated PARKING
- Spacious Interior(see dimensions) 527 sqft

- Generous 19'7 Lounge/Diner
- Comfortable 12'7 Double Bedroom
- Gas C/Heating & D/Glazing

Flat 3 Moose Hall Lind Place, Ryde, Isle of Wight, PO33 2NT

£125,000

This wonderfully comfortable 1st floor flat is part of purpose built block of just 5 flats. It is nicely tucked away from passing traffic yet is sat in a hugely convenient central location roughly 300 yards from the bustling town centre at Ryde. The spacious interior has a lounge/diner with a box bay window overlooking the surroundings whilst taking in a view of the sea as a little reminder of just some of the benefits this attractive coastal town affords. The separate kitchen is off to one side and offers a similar outlook. There is a generous double bedroom overlooking a pretty mews development to the rear and an equally well proportioned bathroom. In 2021 new double glazing was added throughout the flat and it enjoys gas central heating too. A kerb-side archway leads to the allocated and numbered parking spaces to the rear. There is space to store wheelie bins at the rear and a communal laundry room at ground floor. The building sits adjacent to a long stay car park and there is on-street parking in Lind Street and its adjoining roads. Ryde is home to arguably one of the best selections of retail options and facilities found anywhere on the Island and these are an easy level walk from this well placed flat. Buses travel along nearby Lind Street and mainland passenger connections to Portsmouth Harbour and Southsea are found on Ryde's Esplanade. Convenience, space, good connectivity all wrapped up in a modern purpose built home!



# Accommodation

## Communal Entrance

## 1st Floor Landing

## Entrance Hall

## Built in Storage Housing Boiler

## Lounge/Diner

19'7 max into bay x 11'7 (5.97m max into bay x 3.53m)

## Kitchen

9'8 x 8'2 (2.95m x 2.49m)

## Bedroom

12'7 x 10'7 (3.84m x 3.23m)

## Bathroom

8'1 x 7'0 (2.46m x 2.13m)

## Communal Facilities

Laundry room with space for your washing machine and tumble dryer. Dustbin storage area.

## Allocated PARKING

Numbered and allocated parking space to rear of building accessed via covered arch entrance.

## Tenure

Long leasehold. 500 year lease from 1988

## Service charges and Restrictions

Annual Service charge £1656 including £25 per annum ground rent.

Pets are allowed with permission from management only.

Residential letting is permitted.

No Holiday letting.

## Council Tax

Band A



### Flood Risk

Very Low Risk

### Broadband Connectivity

Up to Ultrafast fibre available

### Mobile Coverage

Coverage includes EE, O2, Three & Vodafone.

### Construction Type

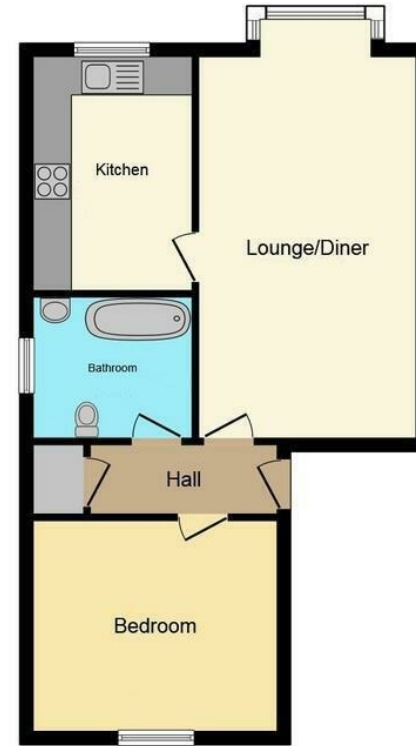
Brick elevations. Concrete tile roof. Cavity walls.

### Services

Unconfirmed electric, water, drainage, gas, telephone, broadband.

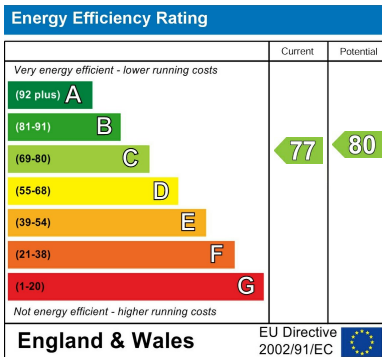
### Agents Notes

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.



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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**Viewing:**      Date .....      Time .....