



- Purpose Built Top Floor Apartment
- Stylish 10'7 Kitchen/Breakfast Room
- Quiet Spot just 5 Mins from Town & Beach
- No Onward Chain

- Comfortable 2 Bedroom Accommodation
- Gated Allocated PARKING
- Gas C/Heating & D/Glazing

- 16'10 Lounge/Diner
- Smart Modern Interior Throughout
- Even a glimpse of the Sea!

Flat 5 Trinity Court Trinity Street, Ryde, Ryde, Isle of Wight, PO33 2AU

£156,500

Occupying part of the top floor of a purpose built block, this appealing flat is situated within a convenient, 'quiet corner' of central Ryde. Within 10 minutes or so one will be able to reach the town centre shops, the beach and the mainland ferry/hovercraft connections making for an advantageous position. There are just 6 flats within the building sharing the gated communal parking area and the gardens. Naturally one of the quieter central roads of Ryde, and with the building being sat back away from any passing traffic, living in this flat should prove to offer a more peaceful lifestyle than many other busier central positions. The interior is beautifully presented having been comprehensively refurbished throughout in recent years. The wonderfully tasteful interior makes this flat a simple option for those who would rather be able to move straight in to a new home without the hassles and costs of self renovation. The sensible single floor layout includes a generous lounge with the smart new kitchen off and the lovely new bathroom accessed from the entrance hall so it can be used as a cloakroom for guests. Both bedrooms have built in wardrobes and being positioned on the top floor comes with added benefits too, namely your own loft storage space and even a glimpse of the sea!



Accommodation

Communal Entrance

2nd Floor Landing

Entrance Hallway

7'0" x 5'5" (2.13 x 1.65)

Built in Storage x2

Lounge/Diner

16'10" x 12'1" (5.13 x 3.68)

Kitchen/Breakfast Room

10'7" x 8'1" (3.23 x 2.46)

Bedroom 1

13'5" x 9'8" plus wardrobes (4.09 x 2.95 plus wardrobes)

Bedroom 2

9'8" plus wardrobes x 7'8" (2.95 plus wardrobes x 2.34)

Shower Room

10'7" x 5'9" (3.23 x 1.75)

Communal Gardens

Lawned garden. Dustbin storage area to the front of the building.

Parking

Within gated communal parking area to front of building.

Council Tax

BAND B

Tenure

Residents own freehold. Flat has long lease of 999 years from 1987. Service charge is £89.20 per month.

Restrictions

Residential letting permitted. No holiday letting. Pets can be permitted as long as they do not cause a nuisance with permission of management.



Construction Type

Brick elevations. Slate roof. Cavity walls

Flood Risk

Very Low Risk

Broadband Connectivity

Openreach & Wightfibre Networks. Up to Ultrafast Available.

Mobile Coverage

Limited Coverage O2 & Three

Services

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

Agents Note:

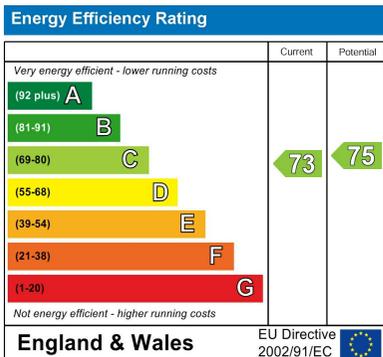
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TOTAL APPROX. FLOOR AREA 585 SQ.FT. (54.3 SQ.M.)

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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