



- No Onward Chain
- Appealing 2 Bedroom Accommodation
- Communal Parking
- Stylish Kitchen Adjoining Lounge/Diner
- Stunning Modern Apartment in Over 55's Development
- Shared Ownership - 30% (£54,000) Share For Sale
- Double Glazing & Gas Central Heating
- Options for Assisted Independent Living
- 17'7 Twin Aspect Living Room
- Secure Entry System & Lifts in Building

Flat 60, Kleo Friend Apts 28 Woodland View, Ryde, Isle of wight, PO33 2GA

£54,000

Nestled in the charming recently built Ryde Village, this nearly new first-floor flat is a gem waiting to be discovered. Boasting a spacious twin aspect reception room, two inviting bedrooms, and a well appointed shower room/en suite, this property is perfect for those seeking comfort and convenience.

Situated in an over 55's development, this flat is offered on shared ownership basis at a 30% share (£54,000) with options for assisted living, providing a perfect blend of independence and support. The 70% share will attract rent at £385.95 per month. The well-lit rooms offer a pleasant view of the newly constructed Ryde Village, creating a peaceful ambiance for residents.

Parking is made easy with space for one vehicle, and the secure entry to the building ensures safety and peace of mind. Residents can enjoy the convenience of lift access to this first floor flat and a communal lounge, perfect for socialising with like-minded neighbours.

The development goes above and beyond, offering a range of facilities and services, including a Well Being service aimed at helping occupants maintain their independence. Do contact our Ryde Office for a fact sheet with all details and options available to you as a resident. With a focus on community and well-being, this flat provides a unique opportunity for a comfortable and fulfilling lifestyle in the heart of Ryde Village.



Accommodation

Communal Entrance

Secure entry

First Floor Landing

Lift and stairs to upper floors

Entrance Hall

Built in Meter Cupboard

Lounge/Diner

17'7 x 13'10 (5.36m x 4.22m)

Kitchen Area

10'7 x 7'3 (3.23m x 2.21m)

Bedroom 1

14'7 max to recess x 13'11 plus wardrobe (4.45m max to recess x 4.24m plus wardrobe)

Built in Storage

Shower Room/ En Suite

9'4 x 6'6 (2.84m x 1.98m)

Bedroom 2

12'8 x 7'7 (3.86m x 2.31m)

Tenure

Shared ownership lease for over 55's. 30% Share available at £54,000 with the remaining 70% attracting rent at £385.95 per month. Purchasing this share is subject to qualification and conditions. Full value of property is £180,000.

Regular Costs

Service charge £85 per week. Wellbeing Service £50 per week. TV licence, careline costs and wifi in communal areas £6 per week. Request fact sheet from Ryde Office for a complete overview.

Communal Parking

Space available for Flat 60



Communal Facilities

Car park. Lawned grounds. Dustbin storage.
Request fact sheet from our Ryde Office outlining full facilities and costs for assisted independent living.

Construction Type

Cavity wall circa 2021 built

Flood Risk

Very Low Risk

Broadband Connectivity

Openreach network. Ultrafast fibre available

Mobile Coverage

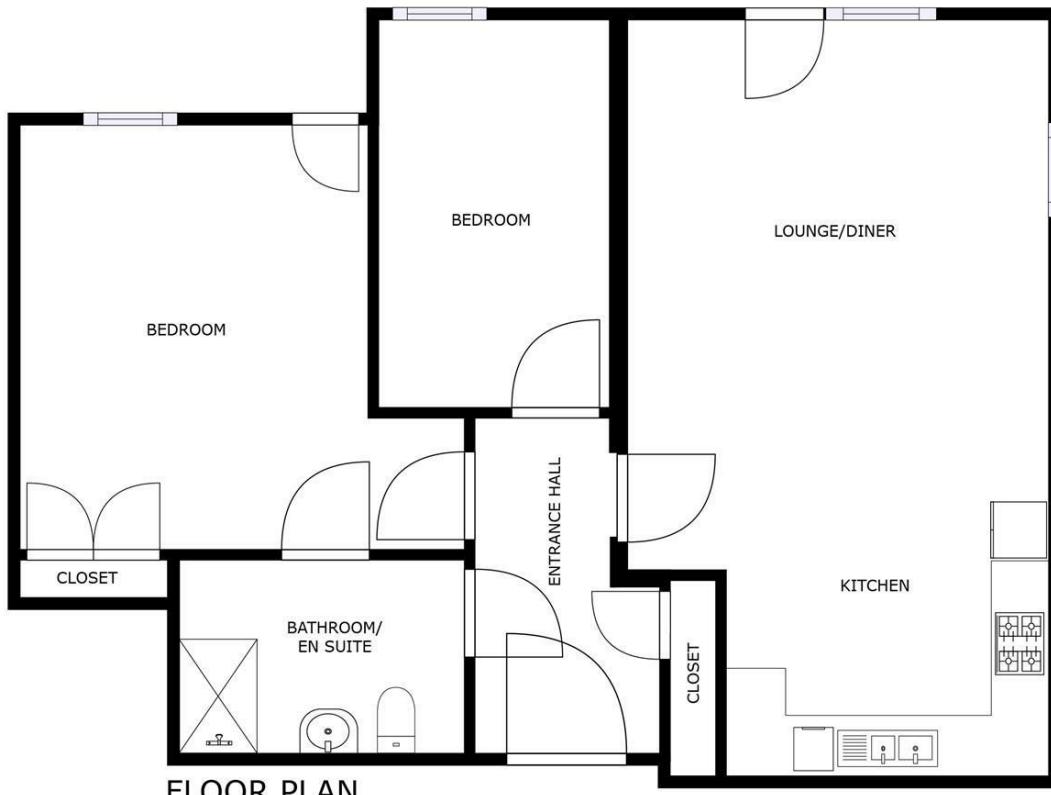
Coverage includes EE, O2 & Vodafone. Limited coverage from Three.

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.



 **Matterport**

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 85 | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

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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| Viewing: | Date | Time |
|-----------------|------------|------------|