



- No Onward Chain
- Lounge with Double Doors to Garden
- Leasehold Tenure 125 years from 24/1/2022
- Gas C/Heating & D/Glazing
- 25% Shared Ownership Semi Detached Bungalow
- Driveway Parking for a Vehicle
- Stylish Bathroom with Separate Shower
- Comfortable 2 Bedroom Accommodation
- Over 55's Care Supported Development Built from 2020
- Smart Twin Aspect Kitchen/Diner

4 Flanders Way, Ryde, PO33 2GB

**£58,750**

Situated in the charming Ryde Village in the Ashey area of Ryde, this nearly new shared ownership semi-detached bungalow offers a unique opportunity for those seeking a comfortable and independent lifestyle. Built in 2022, this property spans an inviting 667 square feet and is designed with the needs of over 55s in mind, providing a perfect blend of privacy and community.

The bungalow features two well-proportioned bedrooms, ideal for guests or a peaceful retreat. The southeast-facing lounge invites an abundance of natural light, creating a warm and welcoming atmosphere for relaxation or entertaining. The sizeable kitchen/diner is thoughtfully designed, offering ample space for culinary pursuits and social gatherings.

As part of a rare extra-care living scheme, residents benefit from the option of additional care and assistance available 24/7, ensuring peace of mind now or in the future. This development prioritises community and wellbeing, making it an excellent choice for those looking to maintain their independence while having support readily accessible.

With parking available for one vehicle, convenience is at your doorstep. The property is beautifully presented allowing you to move in with ease and comfort. This 25% shared ownership purchase presents an affordable pathway to homeownership in a desirable location.

In summary, this semi-detached bungalow in Ryde is not just a home; it is a lifestyle choice that promotes independence, community, and wellbeing. Don't miss the chance to make this delightful property your own.



# Accommodation

## Entrance Hall

Loft hatch

## Built-in Storage Cupboard

## Kitchen/Diner

12'11 x 10'8 (3.94m x 3.25m)

## Lounge

13'6 x 12'2 (4.11m x 3.71m)

## Bedroom 1

12'2 x 9'2 (3.71m x 2.79m)

## Bedroom 2

10'4 x 8'6 (3.15m x 2.59m)

## Bathroom

8'7 x 7'2 (2.62m x 2.19m)

## Parking

Driveway parking for a vehicle.

## Garden

The shallow frontage is neatly laid to loose stone and a lawned area sweeps around the side to meet the main garden. This southeast facing sunny garden is laid to lawn and fully enclosed and well screened by its fenced boundaries. A patio sits off the steps from the lounge double doors as the perfect seating space. Garden shed.

## Council tax

Band B

## Shared Ownership

25% Share Owned. Rent payable on 75% share owned by Southern Housing is £459.70 per month. This is an over 55's care supported development.

## Tenure

Leasehold tenure. 125 year lease from 24/1/2022. Annual charge for estate maintenance and management is £285.96. Monthly Buildings insurance is £24.66. No residential or holiday letting. Pets are permitted. An additional fee is payable for an Extra Care Scheme providing 24/7 availability.



**Flood Risk**  
Very Low Risk

**Broadband Connectivity**  
Up to Ultrafast Fibre available

**Mobile Coverage**  
Coverage: EE, O2 & Vodafone Limited Coverage:  
Three

**Construction Type**  
Brick elevations. Concrete tile roof. Cavity walls.

**Services**  
Unconfirmed gas, water, drainage, electric & broadband.

**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.



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID563568)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          | 82      | 96        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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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