



- No Onward Chain
- Appealing 2 Bedroom Accommodation
- Communal Parking
- Stylish Kitchen Adjoining Lounge/Diner
- Stunning Modern Apartment in Over 55's Development
- Shared Ownership - 25% (£45,000) Share For Sale
- Double Glazing & Gas Central Heating
- Options for Assisted Independent Living
- Generous 14'3 Lounge/Diner Overlooking Communal Gardens
- Secure Entry System & Lifts in Building

Flat 8, Kleo Friends Apts 28 Woodland View, Ryde, PO33 2GA

£45,000

Found in the charming recently built Ryde Village, this nearly new ground floor flat is a gem waiting to be discovered. Boasting a generous reception room overlooking the communal gardens, two inviting bedrooms, and a well appointed and wheelchair friendly 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 25% share (£45,000) with options for assisted living, providing a perfect blend of independence and support. The 75% share will attract rent at £426.34 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 all floors 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 system

Lower Ground Floor
Via lift or stairs

Entrance Hall
10'11 x 6'1 (3.33m x 1.85m)

Shower Room/En Suite
9'5 x 6'6 (2.87m x 1.98m)

Kitchen
12'4 max to recess x 9'9 (3.76m max to recess x 2.97m)

Lounge/Diner
14'3 x 12'11 (4.34m x 3.94m)

Bedroom 1
13'7 plus wardrobes x 11'8 (4.14m plus wardrobes x 3.56m)
Access to shower room

Bedroom 2
12'8 x 7'7 (3.86m x 2.31m)

Communal Parking
Flat 8 can park in communal car park.

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

Tenure
Shared ownership lease for over 55's. Lease term 125 years from 2021. 25% Share available at £45,000 with the remaining 75% attracting rent at £426.34 per month. Purchasing this share is subject to qualification and conditions. Full value of property is £180,000.

Regular Costs
Communal & Personal Service charge £397.71 per month. Rent at £426.34 per month. Request fact sheet from Ryde Office for a complete overview.

Council Tax
Band A



Flood Risk

Very Low Risk

Mobile Coverage

Coverage includes EE, Or & Vodaphone.

Broadband Connectivity

Wightfibre and Openreach networks. Up to Ultrafast fibre available.

Construction Type

Brick built cavity wall

Services

Unconfirmed electric, gas, water, drainage & telephone landline.

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 (ID583193)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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