



- No Onward Chain
- Private West Facing Garden
- Residents Own Share of Freehold
- Gas C/Heating
- Garden Flat in Converted Period Building
- Generous 16'3 Lounge/Diner
- Residents Parking Permit Zone
- Comfortable 2 Bedroom Accommodation
- Close to Town Centre & Beach
- Well Placed for Transport Options

Flat 3, 11 Nelson Street, Ryde, Isle Of Wight, PO33 2EZ **Offers In The Region Of £110,000**



Situated in the heart of Central Ryde, this charming garden flat is a delightful find for those seeking a blend of modern living and historical character. Set within an early Victorian converted townhouse, the property boasts a generous 613 square feet of well-appointed space, featuring two comfortable bedrooms and a welcoming reception room.

One of the standout features of this flat is the private west-facing garden, which can be easily accessed from the kitchen. This outdoor space is perfect for enjoying the afternoon sun, making it an ideal spot for relaxation or entertaining guests.

The flat's location is particularly appealing, as it is equidistant from the vibrant town centre and the beautiful beach, offering a lifestyle that combines convenience with leisure. Residents will appreciate the benefits of owning the freehold, which provides them with control over the maintenance of the building, ensuring that it remains in good condition.

The property is situated within Ryde's conservation area, and its architectural detailing reflects the charm and elegance of its Grade II listing status. This adds a unique character to the home, making it not just a place to live, but a piece of history to cherish.

In summary, this Victorian garden flat presents a wonderful opportunity for those looking to embrace the coastal lifestyle in Ryde, with its perfect blend of comfort, convenience, and historical significance.





# Accommodation

## Communal Entrance

Security entry system.

## Entrance Hallway

## Lounge/Diner

16'3 into bay x 12'8 max (4.95m into bay x 3.86m max)

## Kitchen

10'11 x 7'2 (3.33m x 2.18m)

## Bedroom 1

11'9 x 11'7 (3.58m x 3.53m)

## Bedroom 2

9'0 x 7'10 (2.74m x 2.39m)

## Bathroom

6'3 x 4'2 (1.91m x 1.27m)

## Separate W.C

## Private Garden

This west facing garden accessed directly from the kitchen is fully enclosed by fence boundaries. It is mainly laid to concrete and has deep borders on either side.

## Tenure

Leasehold. 125 years from 25/3/1989. Freehold is owned by management company and each resident owns a share of this. Service charge is £600 per annum.

## 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

Rendered and stone elevations. Assumed cavity wall or solid walls. Slate roof.

Restrictions

Residential letting permitted. Holiday letting? Pets?

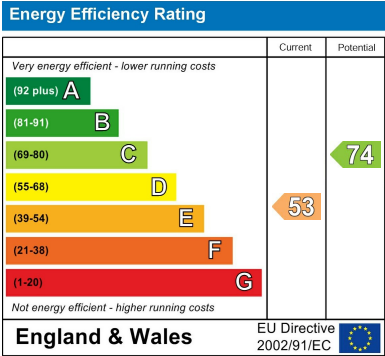
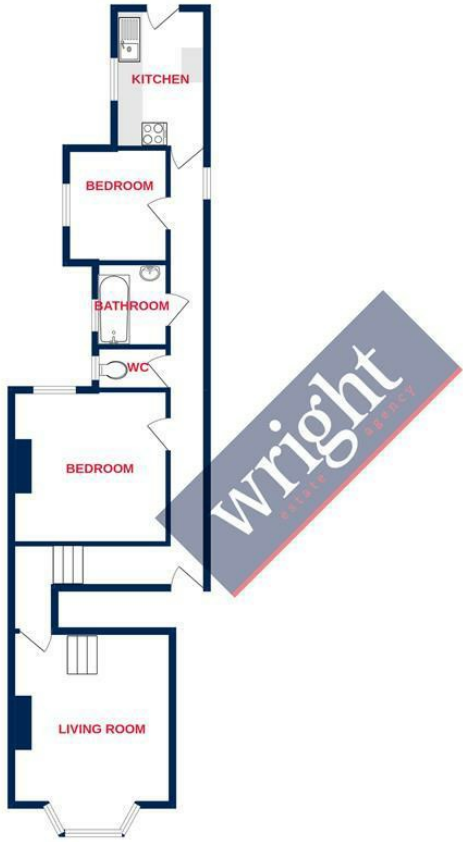
Services

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.

GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.




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TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing:

Date .....

Time .....