



- No Onward Chain
- Generous 16'5 Lounge/Diner
- Cul-de-Sac Position
- D/Glazing & Night Storage Heating

- Purpose Built First Floor Flat
- Parking
- Secure Entry System

- Comfortable 2 Bedroom Accommodation
- Some Upgrading Necessary
- Well Placed for Local Shop and School

Flat 7, The Rowans Slade Road, Ryde, PO33 1HD

£79,950

Situated in a cul-de-sac towards the eastern reaches of the charming coastal town of Ryde, this purpose-built first-floor flat presents an excellent opportunity for both first-time buyers and investors alike. Spanning a comfortable 538 square feet, the property features a generous open-plan lounge and dining area, enhanced by a delightful box bay window that invites natural light and offers a pleasant view of the surroundings.

The flat comprises two well-proportioned bedrooms and a bathroom, providing ample space for relaxation and privacy. A secure entry system ensures peace of mind, allowing residents to feel safe in their home. Additionally, the property benefits from an allocated parking space within a communal car park, making it convenient for those with vehicles.

While some upgrading is required to the interior, this presents a unique opportunity for the incoming buyer to personalise the space to their taste and style. The location is particularly advantageous, with easy access to local amenities, including a shop, bus routes, and a school, making it ideal for families or those seeking a convenient lifestyle.

This flat is not just a home; it is a canvas awaiting your personal touch in an accessible area. With its potential and location, it is a property that should not be missed.



Accommodation

Communal Entrance
Secure Entry System

1st Floor Landing

Entrance Hall
Entry Phone

Built in Cupboard Housing Hot Water Cyclinder

Kitchen
10'10 x 6'9 (3.30m x 2.06m)

Lounge/Diner
16'5 max x 13'6 (5.00m max x 4.11m)

Bedroom 1
10'7 x 9'3 (3.23m x 2.82m)

Bedroom 2
7'4 x 7'2 (2.24m x 2.18m)

Bathroom
6'5 x 6'3 (1.96m x 1.91m)

Parking
Space provided in communal car park.

Communal Facilities
Secure entry system. Dustbin storage area.
Car park.

Tenure
Leasehold. 125 years from 24/6/1991. 89 years remaining.

Council Tax
Band B

Flood Risk
Very Low Risk



Construction Type

Brik elevations. Concrete tile roof. Cavity walls.

Broadband Connectivity

Up to Ultrafast fibre available

Mobile Coverage

Coverage includes EE, O2, Three & Vodafone.

Services

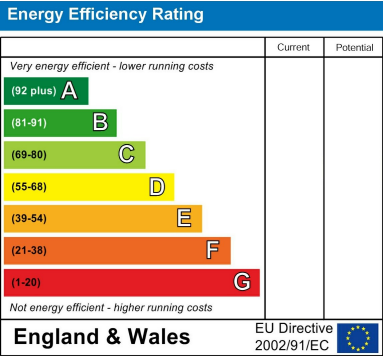
Unconfirmed electric, water and drainage.

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.



This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.



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