



- No Onward Chain
- Comfortable 1 Bedroom Accommodation
- South Facing Communal Garden
- Gas & Electric Heating. Double Glazing
- Attractive Converted Victorian Building
- Naturally Light 13'0 Lounge/Diner
- Allocated Parking & Lockable Storage Shed
- First Floor Flat
- Sought After Residential Road
- High Ceilings & Large Windows

Flat 4, 21 Partlands Avenue, Ryde, PO33 3DS

£94,950

Situated in the charming coastal town of Ryde, this delightful first-floor flat offers a perfect blend of comfort and convenience. With one spacious bedroom, this property is ideal for individuals or couples seeking a tranquil retreat. The flat boasts large windows and high ceilings, creating a naturally light and airy atmosphere that enhances the sense of space throughout.

The double bedroom features a lovely bay window that overlooks a picturesque tree-lined avenue, providing a serene view to wake up to each morning. The property also includes an allocated parking space in the communal car park, ensuring that you have a secure spot for your vehicle. Additionally, a lockable storage shed offers extra convenience for your belongings.

Residents can enjoy the benefits of a south-facing communal garden, perfect for relaxing in the sun or socialising with neighbours. The flat is equipped with double-glazed windows, providing excellent insulation and energy efficiency, while both electric and gas heating sources ensure warmth and comfort throughout the year.

Situated slightly on the periphery of the town, this property enjoys a peaceful setting while still being close enough to benefit from the amenities and attractions that Ryde has to offer. This flat presents an excellent opportunity for those looking to embrace a comfortable lifestyle in a desirable location. Don't miss the chance to make this charming flat your new home.



Accommodation

Communal Entrance

Stairs to First Floor

Entrance Hall

Lounge/Diner

13'0" x 10'3" (3.96m x 3.12m)

Kitchen

9'3" x 5'11" (2.82m x 1.80m)

Bedroom

12'2" plus wardrobe x 12'1" into bay (3.71m plus wardrobe x 3.68m into bay)

Built-in Storage

Shower Room

9'3" x 4'9" (2.82m x 1.45m)

Lockable Storage Shed

Each flat has its own storage shed in a block to the side of the building.

Parking

Allocated space for a vehicle within communal car park.

Communal Facilities

Lawned and enclosed garden including drying area to the rear South side of the building. Dustbin storage area to front of building,

Council Tax

Band A

Tenure

Leasehold and share of freehold. 125 year lease from 1989. As freeholders the residents employ John Rowell Management to manage the building. Service charge £800 per annum paid in two installments.

Restrictions

Pets are allowed with permission and as long as they do not cause and nuisance. Residential letting not permitted. No holiday lets.

Construction Type

Brick elevations. Slate roof. Cavity walls



Flood Risk
Very Low Risk

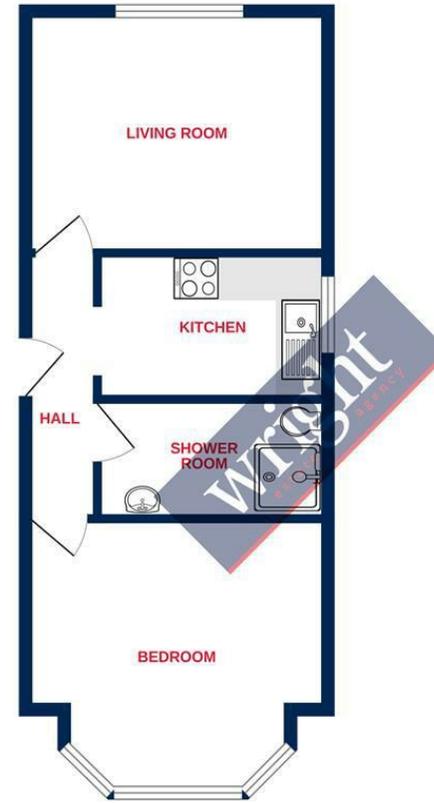
Mobile Coverage
Coverage Includes: EE, Three, O2 & Vodafone

Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast available.

Services
Unconfirmed gas, electric, mains water, broadband 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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.

FLAT 4
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 428 sq.ft. (39.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	61
(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