

£175,000 Leasehold

# Ryde, Isle of Wight



- 3 Bedrooms
- Parking
- Close to Appley Beach and Town Centre
- Under Floor Heating
- First Floor







## About the property

Modern Coastal Apartment in Prime Ryde Location

Set just a stone's throw from Ryde Esplanade, Appley Beach, and the vibrant shops and eateries of Union Street, this contemporary first-floor apartment offers the perfect blend of convenience and coastal charm. Ideal as a second home, a commuter's retreat, or for those looking to downsize, the location benefits from excellent mainland connections via the FastCat and Hovercraft services.

The property is accessed via a secure entry phone system and comes with an allocated parking space. Occupying an elevated position within a modern building, the apartment is move-in ready and features underfloor heating throughout for added comfort.

Inside, the accommodation includes three bedrooms—two generous doubles and a single—along with a stylish, modern bathroom. The heart of the home is the spacious open-plan kitchen and lounge, perfect for entertaining or relaxing after a day at the beach.

Local Authority - Isle of Wight Council Council Tax Band B Tenure - Leasehold

### Accommodation

### **GROUND FLOOR**

**Communal Entrance** 

#### **FIRST FLOOR**

**Entrance Hall** 

Lounge/Kitchen 18'7 x 10'4

Bedroom 1 10' x 9'6

Bedroom 2 10' x 8'5

Bedroom 3 8'3 x 6'

Bathroom

### OUTSIDE

Allocated Parking

# **Useful Information**

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk www.landregistry.gov.uk www.gov.uk/green-deal-energy-saving-measures www.homeoffice .gov.uk www.ukradon.org www.fensa.org.uk www.nesltd.co.uk http://list.english-heritage.org.uk

## CONTACT US

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# **Book a Viewing**

There is no substitute to seeing the real thing!

To arrange a viewing contact one o f our team on

01983 525710

### triggiow.co.uk

#### **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92 plus) B (81-91) C (69-80) (55-68) D) E (39-54) F (21 - 38)(1-20) G Not energy efficient - higher running costs

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