



Guide Price £169,950

FLAT 2, 27 JOHN STREET, RYDE, ISLE OF WIGHT, PO33 2PZ



GREAT CONVENIENCE FOR TOWN, BEACHES AND ISLAND/MAINLAND TRANSPORT LINKS!

Within a most convenient town location, this very charming **FIRST FLOOR APARTMENT** offers a delightful blend of space, light and modern living. Accessed via its own stairwell - allowing privacy and exclusivity - the impressive large and bright accommodation comprises a superbly proportioned, very comfortable sitting room, separate modern kitchen/dining room, **2 BEDROOMS** and modern bath/shower room. Additional benefits include **GAS CENTRAL HEATING**, double glazed windows (offering some sea glimpses) plus off-street **PARKING** (via arrangement). Within very easy walking distance of the shopping centre, eateries and bars, as well as wonderful beaches and the fast speed Catamaran/Hover links to Portsmouth and Southsea, this is a great opportunity for those seeking a quality, convenient coastal lifestyle.

PRIVATE ENTRANCE:

From the side of the property with a private external staircase leading up to the part glazed entrance door with security lighting over opening into:

HALLWAY ENTRANCE:

Linoleum flooring. Radiator. Shelved storage cupboard housing fuse board. Loft space above with access hatch. Doors to:

KITCHEN/DINER:

A delightful triple aspect room with designated kitchen and dining areas. Comprising good range of wood effect cupboard and drawer units with contrasting black/grey slate style work surfaces over incorporating 1.5 bowl ceramic sink unit. "Biasi" boiler. Integrated double fan assisted oven and ceramic hob with extractor fan over. Fridge/freezer and dishwasher to be included. Space for washer/dryer. Ample space for dining table and chairs. Linoleum flooring. Radiator. Double glazed windows over-looking front, rear and side of the property.

SITTING ROOM:

A very elegant and comfortable carpeted sitting room with period style high ceilings and magnificent triple bay fronted double glazed windows to front offering sea glimpses. Radiators x 2.

BATHROOM:

With shallow step into from the hallway, a well proportioned room with modern white suite comprising bath, separate shower cubicle (with Triton power shower), low level wc and pedestal wash hand basin. Linoleum flooring. Fully tiled throughout with attractive wave design feature inset tile. Twin wall hung cosmetic/medicine cabinets and mirror. Heated towel rail. Extractor fan.

INNER HALLWAY:

Wide carpeted hall with a twin/pair of double doored shelved cupboards providing more than ample storage. Two access hatches to loft space.

BEDROOM 1:

A large master sized room with double glazed side aspect window and radiator under. Carpeted. Additionally, benefitting from a valuable range of triple sliding door built-in wardrobes, fully shelved and railed.

BEDROOM 2:

Another light and bright double room but of dual aspect, featuring windows that overlook both to the side AND to the rear of the property, again each are double glazed. Radiator. Carpeted

PARKING:

Access to parking bay by licence with Courtman & Co. Currently being charged at £25.00 Quarterly with a £195+vat set up charge.

TENURE:

Leasehold (Share of Freehold): 954 years remaining
Ground Rent: £15 p.a.
Management Fee: £971 p.a. (£81 p.m.)
Restrictions: No holiday lets are permitted
Pets: Cats: permitted. Dogs: by prior permission.

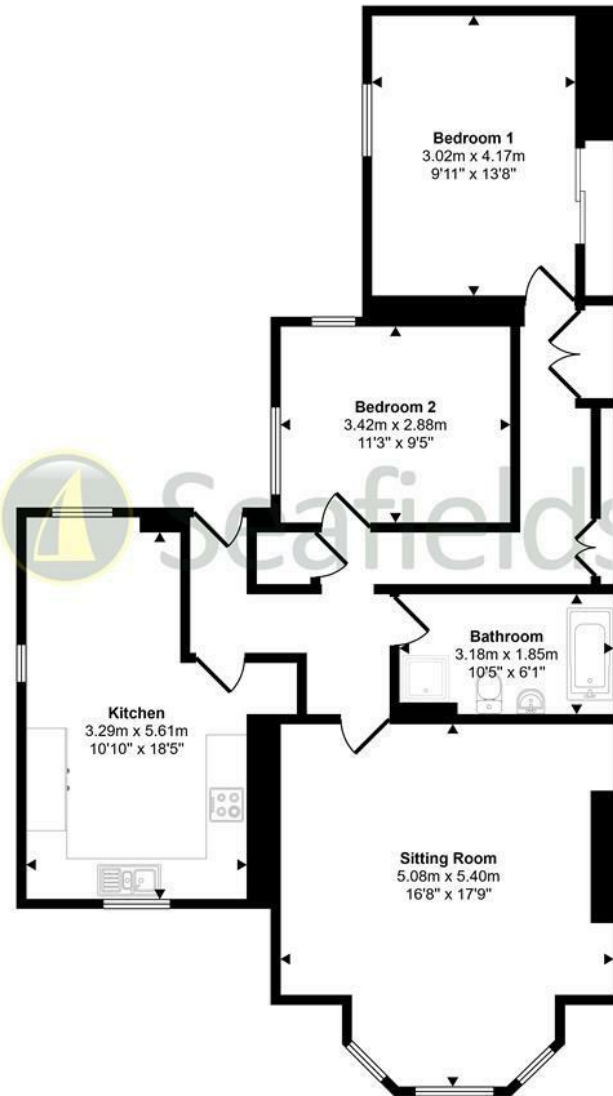
OTHER PROPERTY INFORMATION:

Construction: Standard
Council Tax Band: B
EPC Rating: C (73)
Flood Risk: None

DISCLAIMER:

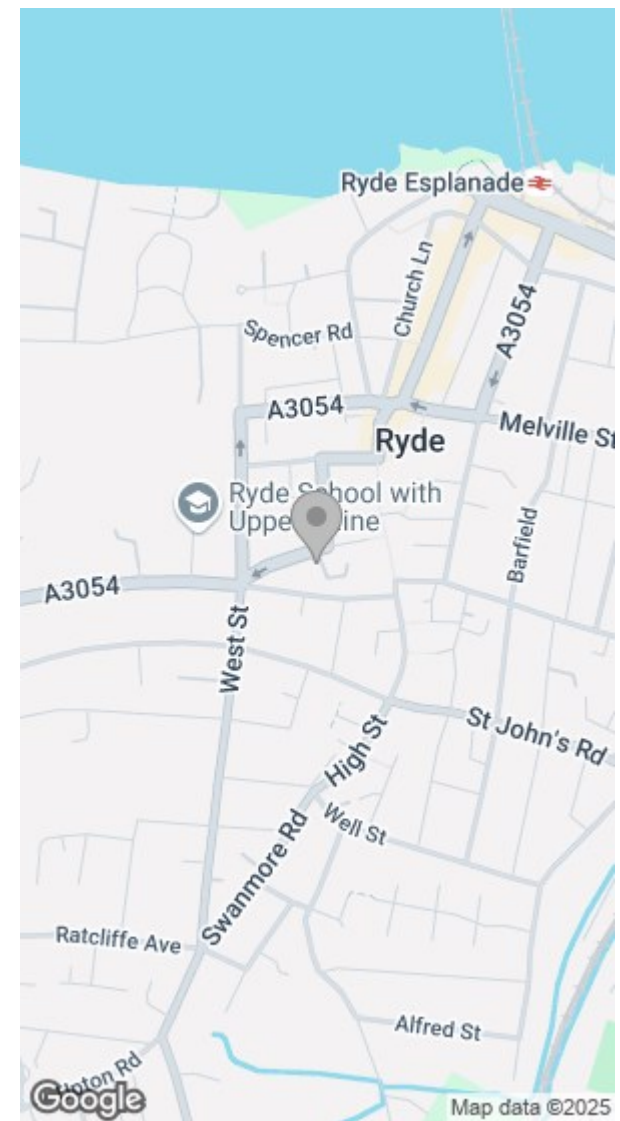
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
92 sq m / 993 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

