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# Flat 5 Garnock House Market Street, Ryde, PO33 2NG

## £130,000

This one bedroom First Floor apartment is situated within a most handsome Grade II listed building, once a private residence, now comprising 8 similar apartments, in a very popular and sought after part of Ryde town centre. The features include a super living space with large bay window taking advantage of the splendid sea views. Located a few minutes level walking distance from all the local boutique shops, bars and restaurants, and is in close proximity to the sandy beaches of Appley, and local coastal walks. Links to ferry connections are close at hand. This property would suit a variety of purchasers including First Time Buyers, Investors and also those seeking a bolt-hole by the sea.


Cowes Office

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Communal Entrance with stairs to the First Floor.

Entrance Hall with radiator and cupboard.

## Bathroom
Panelled bath, WC and pedestal hand basin. Radiator.

## Bedroom
13'8" x 9'8" (4.17m x 2.95m)
Built in wardrobe. Radiator. Front aspect.

## Kitchen/Living area
15'7" x 18'1" (4.76m x 5.52m)
With large Bay window enjoying the super views towards the Solent. Radiator.

## Kitchen area
Semi open plan off the lounge. Range of wall and base units. Space for cooker. Sunk unit.

## Outside
Allocated parking space.

## Tenure
This property is held on a balance of a 999 year lease from 1st August 1986 and enjoys a share of the freehold. Maintenance charge of £80.00 per calendar month. Council tax band A.

GROUND FLOOR

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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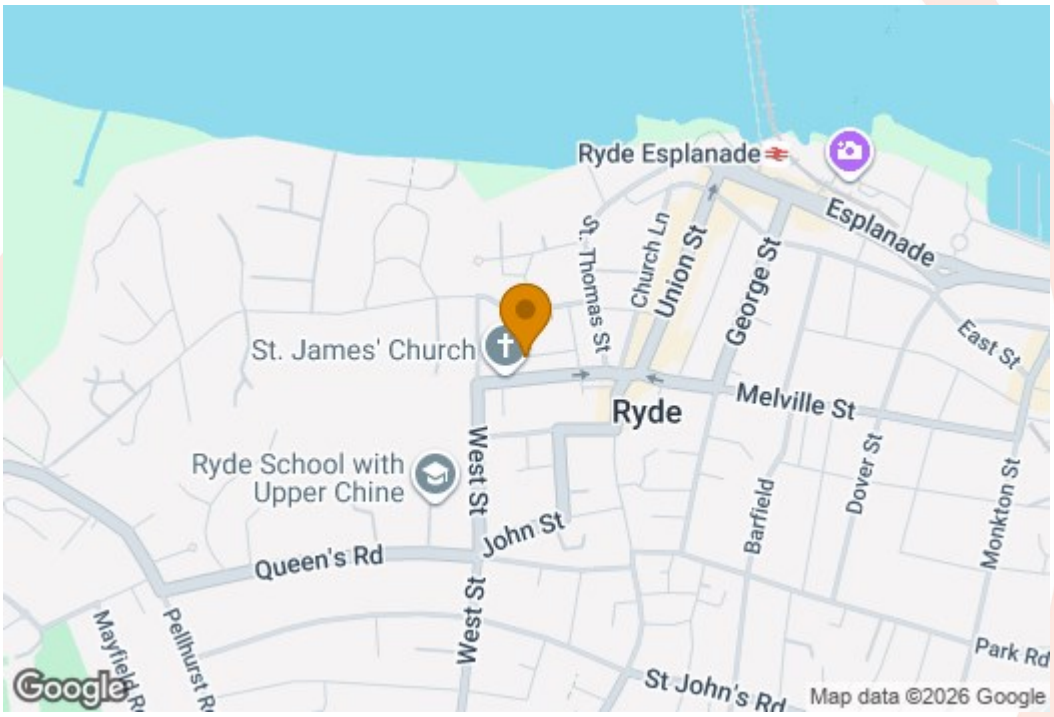


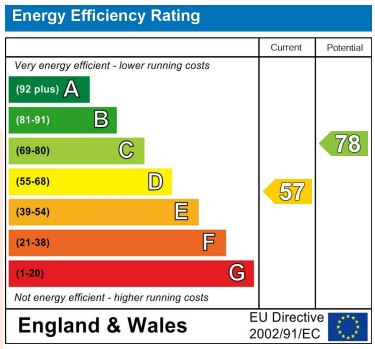


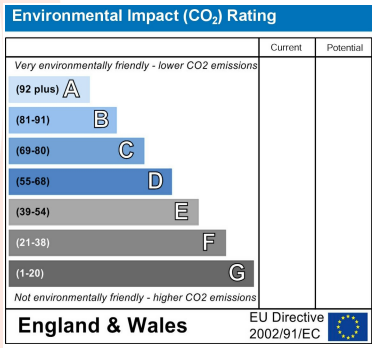


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