



MARVINS
ESTATE AGENTS



FLAT 3 33 JOHN STREET, RYDE, PO33 2PZ

£130,000

Nestled in the heart of Ryde this charming one-bedroom ground floor flat offers a delightful blend of character and modern living. Set within a character building, the property boasts high ceilings that create a sense of spaciousness and light throughout.

Standout features of this flat are the newly fitted kitchen, which has been thoughtfully designed to cater to both functionality and style, and the stylish Shower room finished in a contemporary style.

Conveniently located, the flat is just a short stroll from Ryde town centre, providing easy access to a variety of shops, cafes, and local amenities. This prime location ensures that you can enjoy the vibrant community atmosphere while still having a peaceful retreat to call home.

This property is perfect for individuals or couples seeking a stylish and comfortable living space in a desirable area. With its unique character and modern touches, this flat is a rare find in Ryde. Don't miss the opportunity to make this lovely home your own.

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FLAT 3 33 JOHN STREET, RYDE, ISLE OF WIGHT PO33 2PZ

Front door to communal entrance.

Front door to:

KITCHEN AREA

6'9" x 12'1" (2.06m x 3.68m)

The Kitchen and Lounge form the open plan living space. The Kitchen has recently been installed and comprises a range of white wall and base units. Fitted Lamona oven and gas hob. with extractor. Plumbing for washing machine. Breakfast bar peninsula for casual eating.

LOUNGE

12'3" x 11'1" (3.73m x 3.38m)

Open plan incorporating the Kitchen area. Rear aspect and radiator. High ceilings. Deep skirting.

BEDROOM

11'10" x 11'10" (3.61m x 3.61m)

Rear aspect. Radiator. High ceilings. Deep ceilings.

INNER LOBBY

With cupboard housing the boiler. Radiator.

LARGE SHOWER ROOM

Recently refurbished and comprising shower cubicle and a complimentary white suite of vanity unit with inset hand basin and WC. Radiator.

OUTSIDE

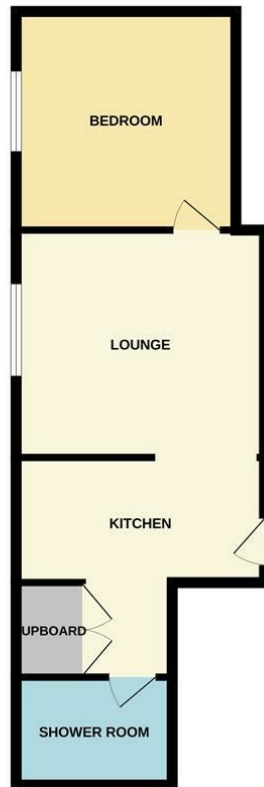
There is a communal outside space. There is potential car parking space available subject to negotiation.

TENURE

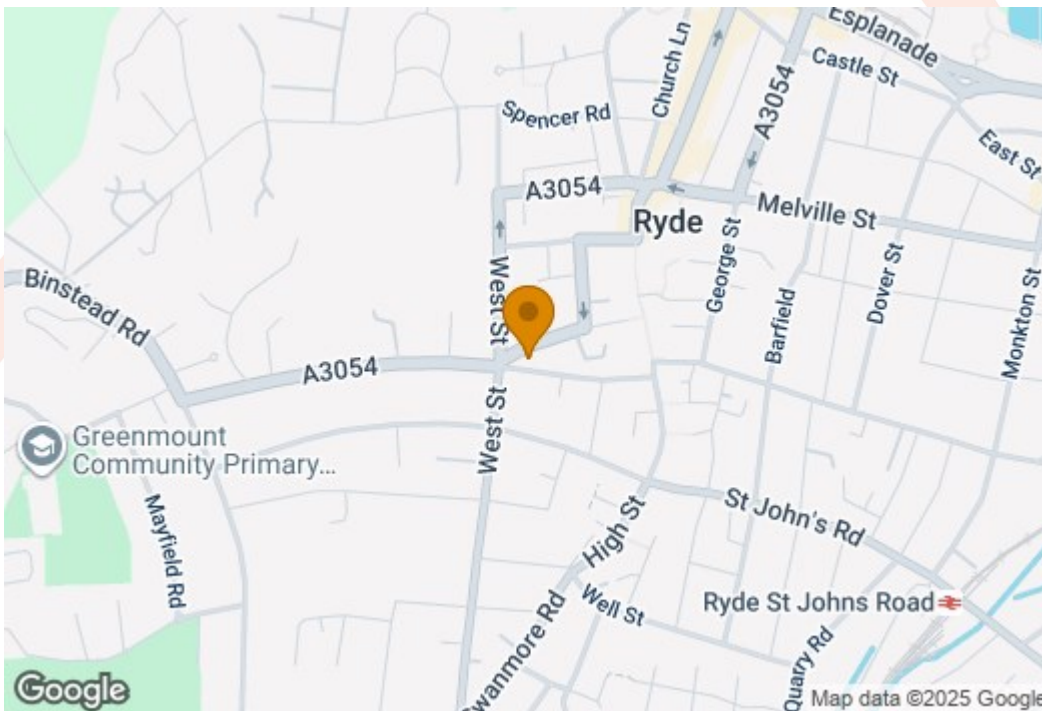
This property Leasehold. Approx 800 years remain on the lease. Service Charge including ground rent £45 pcm. Council tax band A.



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 errors, 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		
(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

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