



Guide Price £158,500

17A BELVEDERE STREET, RYDE, ISLE OF WIGHT, PO33 2JW





## **SUPERBLY PROPORTIONED GARDEN FLAT WITH VAST POTENTIAL**

**A very charming GARDEN APARTMENT, ideally situated within walking distance of the town centre, amenities and eateries plus the sea front with its beautiful sandy beaches and mainland passenger ferry links. Offering a light and spacious interior, the property is ready for one's own personal touch and comprises a generous sitting room, fitted kitchen, 2 BEDROOMS and bathroom. The unique benefit of FRONT and REAR GARDENS, coupled with the possibility of creating off-road parking (subject to usual consents) make this a truly appealing prospect with HIGH CEILINGS adding to the sense of space. This property is being offered as CHAIN FREE and is well worth a visit.**

### **ACCOMMODATION:**

A wooden, part glazed front door leading to:

### **ENTRANCE HALL:**

Carpeted hallway with radiator. Doors to:

### **SITTING ROOM:**

A generous sized sitting room with uPVC French doors leading to front garden. Carpeted flooring. Gas fire and surround. Small cupboard housing, electric meter and consumer unit. Radiator, BT line & Wight Fibre connection. .

### **KITCHEN:**

Fitted kitchen with range of cupboard and drawer units with contrasting wood effect work surface incorporating inset sink unit. Integrated Lamona 4 ring gas hob and electric oven. Stainless steel extractor fan, Space and plumbing for washing machine. Worcester gas combination boiler. Vinyl effect wood flooring. Double glazed window and door to rear garden.

### **BEDROOM 1:**

A large bright and airy double bedroom with bay window. Carpeted flooring. Ornate fire surround. Radiators x 2. BT point.

### **BEDROOM 2:**

Another good sized double room with windows to rear. Carpeted flooring. Radiator. Wooden fire surround.

### **BATHROOM:**

White bathroom suite consisting of bath and Triton electric power shower with tiled surrounds. Low level w.c. and wash hand basin, Large cupboard with part shelving. Vinyl wood effect flooring. High level window offering natural light.

### **OUTSIDE:**

This apartment benefits from private gardens to front and rear. To the rear, there is a courtyard with raised flower beds, garden shed and a private side access to the front which is well stocked and mature. Subject to planning, this area could be converted to off road parking.

### **TENURE:**

Tenure: Leasehold

Lease Length: 999 years w.e.f. 28/11/1849 (823 years remaining)

Lease Restrictions: No Holiday Lets

Service Charge: Split 50/50 between the 2 flats as and when maintenance required.

Buildings Insurance: Split 50/50 between the 2 flats

### **OTHER USEFUL FACTS:**

Council Tax Band: B

EPC Rating: D

Construction: Standard

Conservation Area: Yes

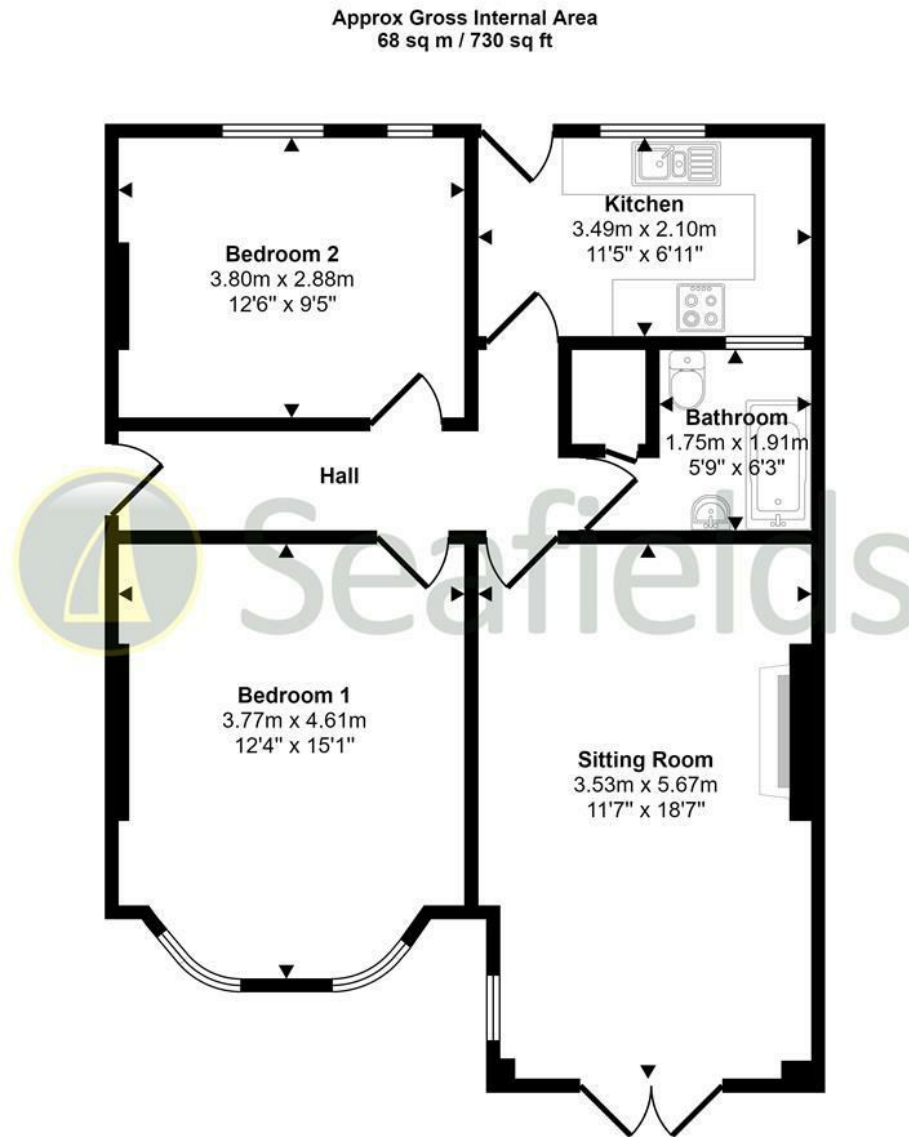
Listed Building: No

Flood Risk: Very low.

Services: Mains water and drainage, electricity and gas

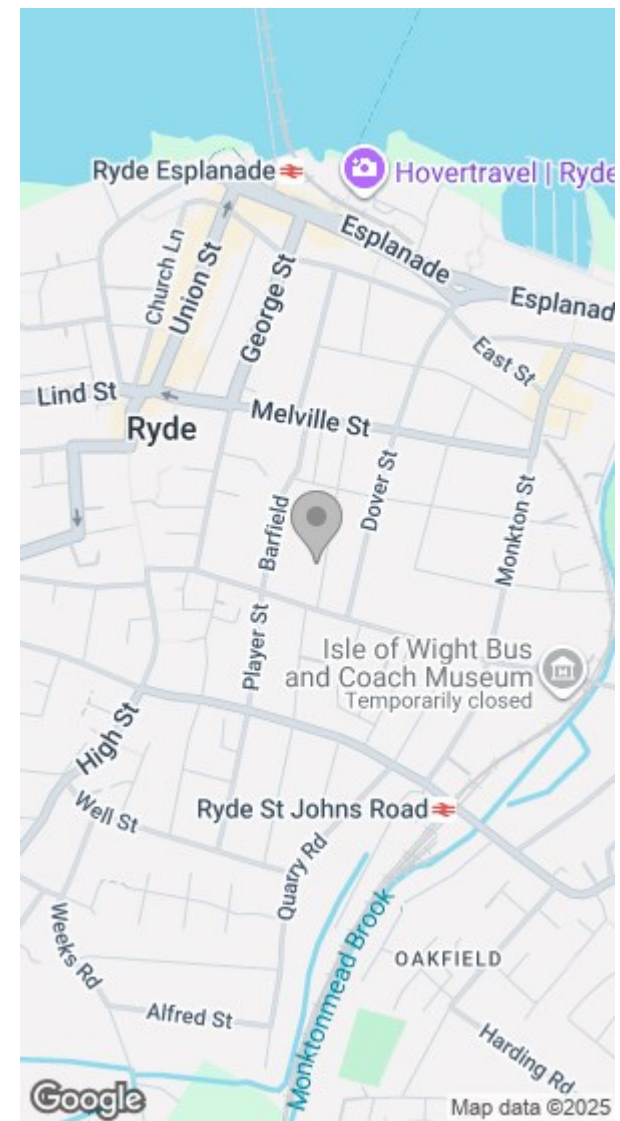
### **DISCLAIMER:**

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.



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



