



Guide Price £45,000
FLAT 3, 46 CASTLE STREET, RYDE, PO33 2EP



AN IDEAL INVESTMENT BUY OR BOLT HOLE:

Conveniently situated just off Union Street, Ryde, and moments from a great selection of thriving independent shops, boutiques, restaurants and bars, this compact **STUDIO FLAT** is located on the **Second Floor** of this **Grade II Listed Building**. A short stroll leads to the sea front, wonderful sandy beaches, smart new bus station plus the high speed passenger links to Portsmouth and Southsea via Catamaran or Hovercraft.

The accommodation comprises a **Studio (bed/sitting room)**, kitchen area plus bathroom. We believe this residence would ideally suit a buyer seeking a conveniently positioned 'bolt hole' - a great 'lock up and leave' - which is being offered as **CHAIN FREE! CASH BUYERS ONLY**. Restrictions, **NO PETS OR HOLIDAY LETS**

ACCOMMODATION:

Entrance to communal hallway. Cupboard housing electric meters. Stairs leading to Second Floor. Private entrance door to No. 3:

KITCHEN AREA: 2.06m x 1.50m (6'09 x 4'11)

The small kitchen area comprises fitted wall cupboards and a work surface below with inset stainless steel sink unit. Integral gas hob and electric oven. Space for fridge. Plumbing for washing machine. Door to Bathroom. Opening into:

BED/SITTING ROOM: 3.84m x 2.95m max (12'07 x 9'08 max)

A compact Studio room with a window to the rear.

BATHROOM: 2.39m x 1.50m (7'10 x 4'11)

Comprising suite of bath, low flush w.c. and wash basin. Window to front.

TENURE:

Leasehold: 150 years w.e.f 2002

Management fees (to include ground rent): £25 pa plus maintenance and buildings insurance at £45 per month.

Regrettably no pets or holiday lets are permitted

COUNCIL TAX:

Band A

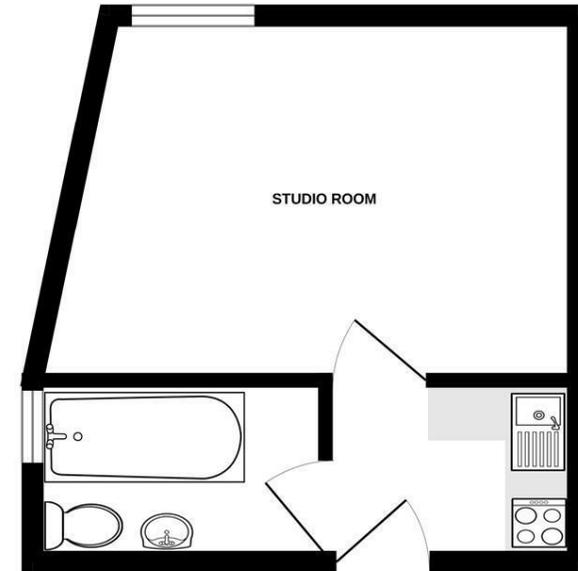
DIRECTIONS:

Travelling from our office by foot, proceed down Union Street and turn first right along Castle Street. No. 46 is the first property on the right hand side.

DISCLAIMER:

Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.

SECOND FLOOR
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA: 202 sq.ft. (18.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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.
Made with Metropack CO2023

