



Guide Price £155,000

2 MOOSE HALL, LIND PLACE, RYDE, ISLE OF WIGHT, PO33 2NT



## **SURPRISINGLY SPACIOUS 'HEART OF TOWN' APARTMENT!**

**Very well presented and superbly proportioned, this FIRST FLOOR APARTMENT is within Moose Hall which is set back from the main road, yet moments from the town shopping centre and amenities, plus a short stroll from the sea front, wonderful beaches and passenger mainland ferry links. The property comprises a bright sitting room leading to a smart modern kitchen and bathroom, plus 2 DOUBLE BEDROOMS. Benefits include gas central heating, DOUBLE GLAZING throughout, allocated PARKING SPACE plus (on the ground floor) a residents' laundry room. An absolutely ideal first, second, retirement or investment property which is being offered as CHAIN FREE.**

### **COMMUNAL ENTRANCE & STAIRS:**

Under archway at entrance to Moose Hall, communal door to hall and stairs leading to first floor. Door to:

### **HALLWAY:**

Carpeted hall with radiator. High level electrics cupboard. Door to deep shelved cupboard. Doors to:

### **SITTING/DINING ROOM:**

Spacious and bright reception room with large double glazed window looking out across lower Ryde to Solent. Fitted carpet. Radiator. Door to:

### **KITCHEN:**

Smart modern fitted kitchen comprising excellent range of cupboard and drawer units with wood effect work surface over with inset 1.5 bowl sink unit with mixer tap. Bosch gas hob with double electric oven under. Fridge/freezer included in sale. Cupboard concealing 'Glow worm' gas boiler. Tiled surrounds. Radiator. Double glazed window.

### **BEDROOM 1:**

Large carpeted double bedroom with double glazed window. Radiator. Large mirror fronted wardrobe/cupboard.

### **BEDROOM 2:**

A second double bedroom with fitted carpet and radiator. Double glazed window. Mirror fronted wardrobes.

### **BATHROOM:**

Quality bathroom suite comprising tile enclosed bath with shower over and screen; pedestal wash hand basin and w.c. Mirror fronted cabinet with adjacent shaver point. Extractor fan. 'Ladder' heated towel rail. Obscured double glazed window.

### **LAUNDRY ROOM:**

A residents' laundry room with space and plumbing for individual washing machines (Hoover washer dryer machine included in sale).

### **PARKING:**

Allocated parking space within Moose Hall residents' carpark.

### **TENURE:**

Leasehold: 500 years (463 years remaining)

Management Fee: £1512.54 p.a

Ground Rent: £25 p.a.

Management Company: Blue Property

Holiday and AST Lets: Permitted

Pets: Permitted by permission from Management Co.

### **OTHER PROPERTY FACTS:**

Construction: Purpose built

Listed Building: No

Council Tax Band: A

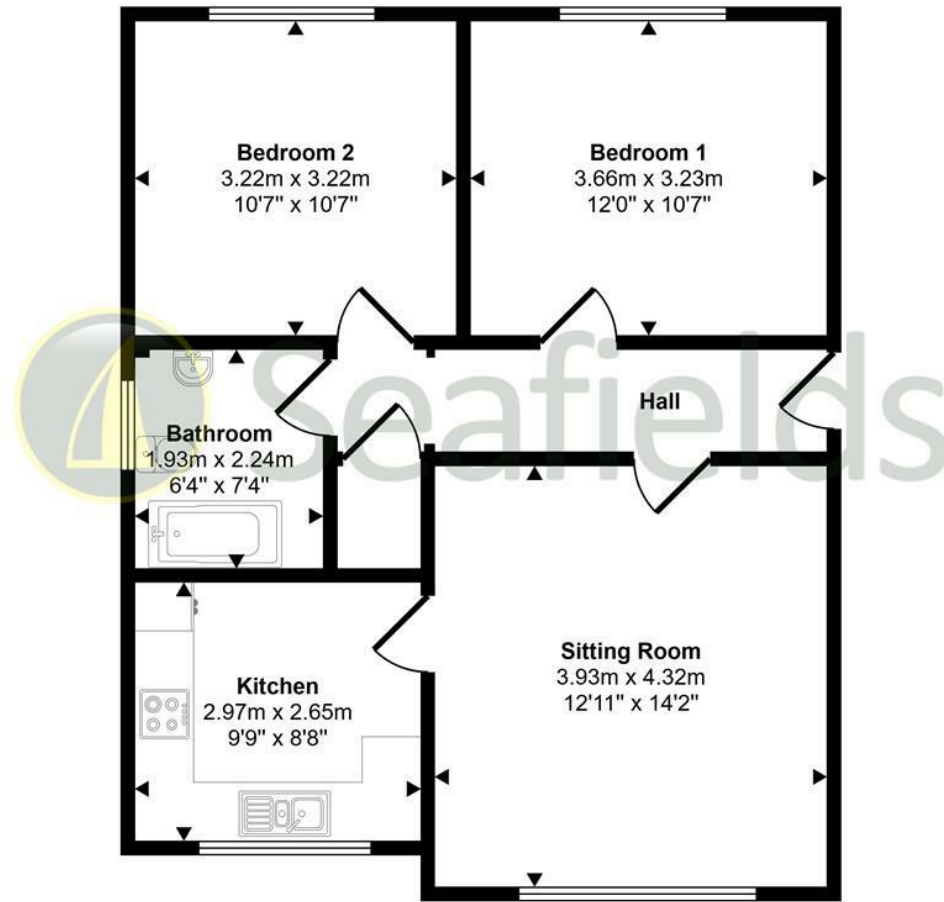
EPC Rating: Tbc

Seller's circumstance: Chain free

### **DISCLAIMER:**

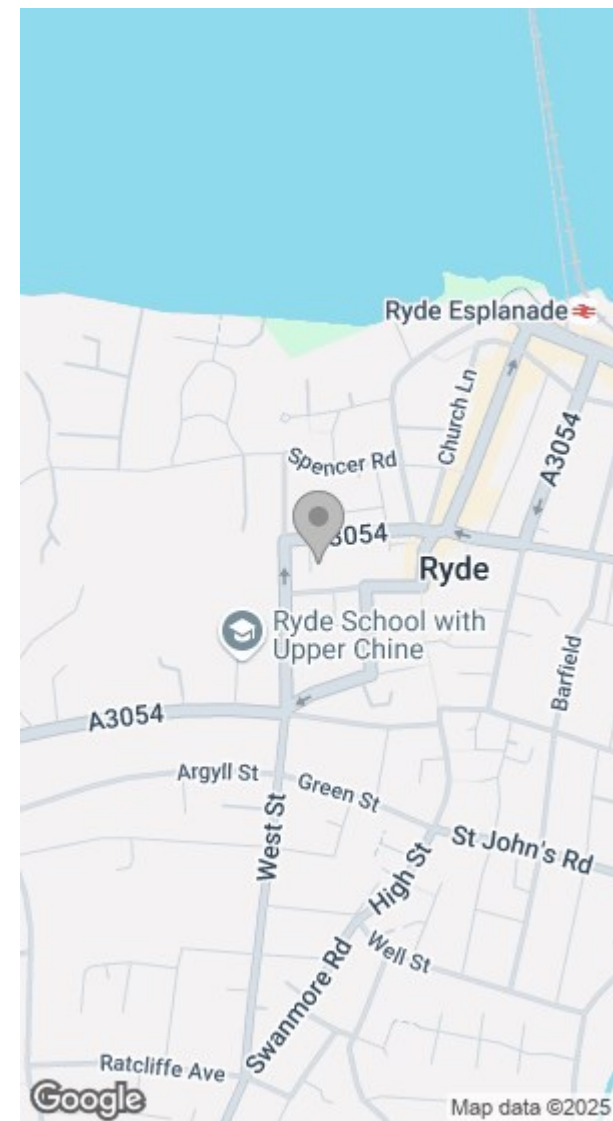
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
61 sq m / 658 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		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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

