



Guide Price £150,000
21A UNION STREET, RYDE, ISLE OF WIGHT, PO33 2DT



SUPERBLY SPACIOUS & BRIGHT TOWN APARTMENT!

Welcome to this large town apartment offering **SPLIT LEVEL** accommodation with ample space and light. Situated in Union Street within the very heart of Ryde, this home benefits from its own security gated entrance plus private hall and stairs to the **FIRST FLOOR**. Offering an open-plan living arrangement - with designated sitting room and kitchen/dining areas - there are also **2 BEDROOMS** (a double and single) - both with an en suite shower/wc. This residence offers convenience at your doorstep as it is just moments away from a great variety of shops and eateries and additionally is so close to the beaches and marina. Ideal for commuters, the passenger ferry links and bus/train stations are minutes away, making your daily Island/mainland travels so straightforward. Offered as **CHAIN FREE**, an internal viewing is highly recommended.

ACCOMMODATION:

Secure gated entrance to Lobby with main entrance door to Flat 21a:

PRIVATE HALL & STAIRS:

Ground floor hall with electric meters cupboard. Further storage cupboard. Carpeted stairs leading to first floor which offers a split level arrangement with steps up to the living area and bedrooms.

OPEN-PLAN KITCHEN/DINING/SITTING ROOM:

A superbly spacious and bright open-plan room with designed kitchen/dining and sitting room areas:

Living area: Carpeted room with sash bay (and window seat) to front - with some sea glimpses. Radiator.

Kitchen/dining area: Carpeted dining area with space for table and chairs with sash bay to front and fitted window seat. Radiator. Fitted kitchen with white fronted cupboard and drawer units with contrasting work surfaces incorporating inset sink unit. Space for cooker. Free standing tall fridge/freezer. Extractor fan. Wall mounted 'Worcester' gas combination boiler. Lino flooring to kitchen area.

BEDROOM 1:

From Landing, few steps up to large L-shaped carpeted double bedroom with fitted wardrobe. Double glazed window to rear. Radiator. Door to:

EN SUITE 1:

Suite comprising tiled shower cubicle, wash basin and w.c. Extractor. Small double glazed window to rear.

BEDROOM 2:

From Landing, a few steps up to a carpeted single/bunk bedroom with double glazed window to rear. Radiator. Recessed incorporating shelving. Fitted wardrobe. Door to

EN SUITE 2:

Comprising tiled shower cubicle, wash basin and w.c. Extractor. Mirror fronted cabinet.

TENURE:

Long leasehold: 846 years w.e.f. 2002.

The apartment is responsible for the upper part of the building/roof; the shops beneath for the drains, etc. Building insurance is split between apartment/shop below.

OTHER PROPERTY FACTS:

Council Tax Band: A

EPC: C

Restrictions: No Holiday Lets are permitted

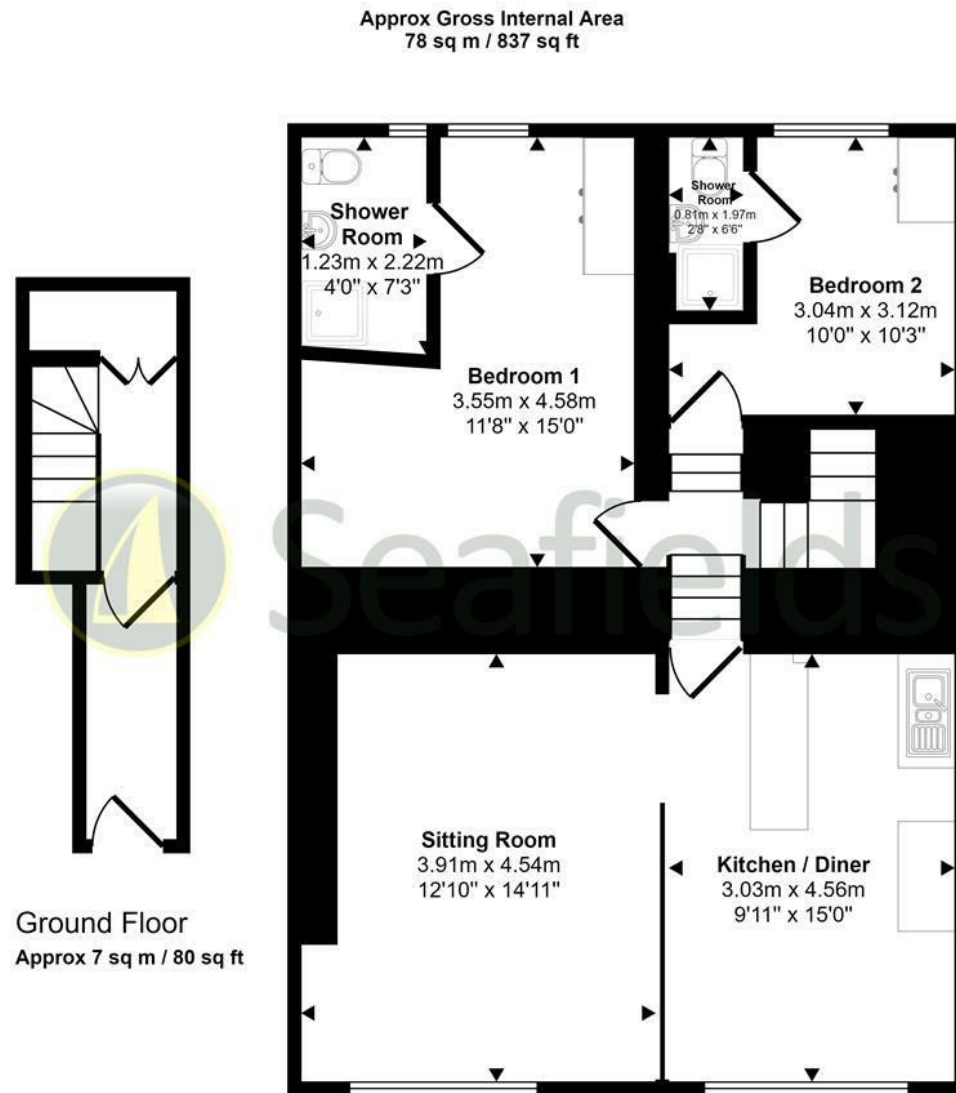
Flood Risk: None

Conservation Area: Yes

Seller Situation: Chain free

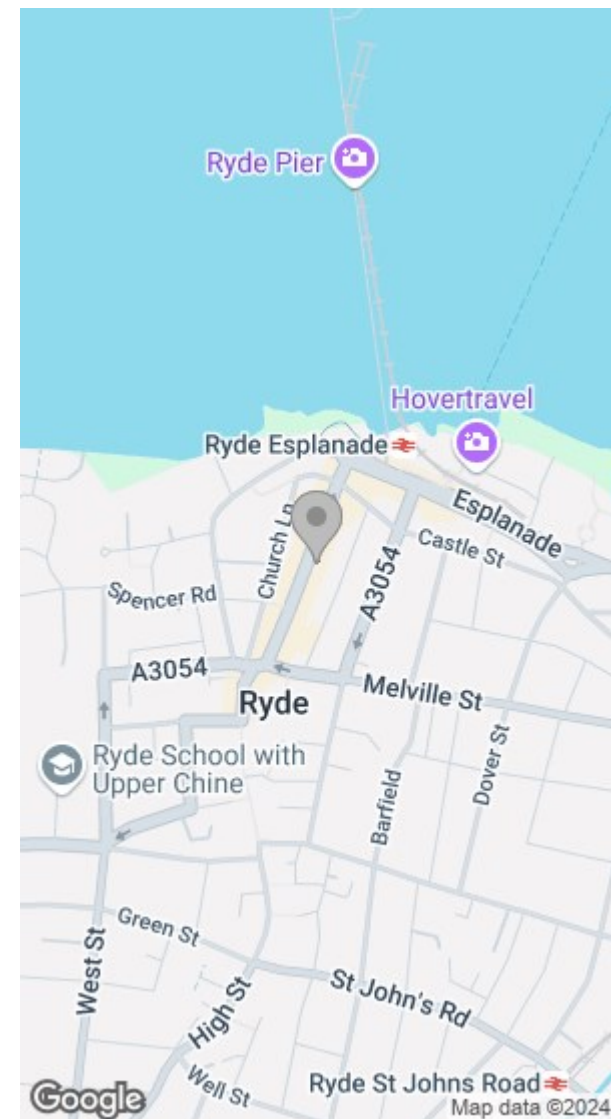
DISCLAIMER:

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.



First Floor
Approx 70 sq m / 757 sq ft

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

