

Ryde, Isle of Wight



- **3 Bedrooms**
- **Parking**
- **Close to Appley Beach and town centre**
- **Under floor heating**
- **First floor**



About the property

Set within touching distance of the Ryde Esplanade, Appley beach and the vibrant Union Street shops. This modern home comes with allocated parking and is ready to move straight into.

This fabulous location would make for a wonderful second home, commuter property or perhaps someone looking to downsize and enjoy this super convenient position. With links to the mainland via the Fast Cat or Hovercraft service.

Accessed via a secure entry phone system, the property sits on the first floor of the modern building occupying an elevated position.

Internally, there are three bedrooms, two of which are double, and a further single bedroom. Underfloor heating flows through the property. There is a modern fitted bathroom along with an open plan kitchen/lounge area.

Council Tax Band B

Accommodation

GROUND FLOOR

Communal Entrance

FIRST FLOOR

Entrance Hall

Lounge/Kitchen 18'7 x 10'4

Bedroom 1 10' x 9'6

Bedroom 2 10' x 8'5

Bedroom 3 8'3 x 6'

Bathroom

OUTSIDE

Allocated Parking

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiov.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		