





FLAT 4 WARD HOUSE, CROSS STREET RYDE, PO33 2AB

£145,000 LEASEHOLD

JUST COMPLETED. NEW CONVERSION!! A two bedroom SECOND floor apartment situated in the HEART of Ryde. CHAIN FREE. LONG LEASE. All of the amenities of Ryde on your door step.

Williams
SALES & LETTINGS

FLAT 4 WARD HOUSE, CROSS

BRAND NEW CONVERSION.
 STUNNING 1
 Bedroom second floor apartment
 Great
 position in the heart of town
 CHAIN FREE &
 LONG LEASE





The accommodation with approximate measurements

Communal door to

Stairs to second floor

Door to

Hallway

Intercom system. Consumer unit. BT open reach. Wall heater. Doors to:

Lounge/ diner / kitchen 18'11" x 9'11"

Open plan living space. Two sash windows. Electric wall heater. Fitted Howden's kitchen with matching wall, base and drawer units. Space for washing machine and fridge. Stainless steel sink and drainer with mixer tap. Fitted electric oven and hob with extractor over.

Bedroom 13'4" x 10'0"

Window. Additional high level window with sea views. Electric heater.

Shower room 6'2" x 7'9" (max)

Fitted shower. Low level WC. Hand basin with vanity storage. Heated towel rail.

Additional inormation

Council tax: tbc

Leasehold: 250 years from 2024. AST allowed/ no

holiday lets. No dogs

PLease note there is NO gas at the property

Management fee and ground rent: (includes building insurance) £750 p.a.

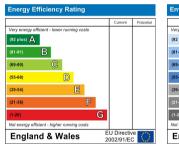
Listed building and in a conservation area.

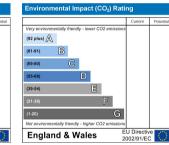
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SECOND FLOOR 392 sq.ft. (36.4 sq.m.) approx.









W | Williams

SALES & LETTINGS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements