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wright estate agency



- Purpose Built Top Floor Flat in Coastal Position
- Beautifully Presented Interior
- Allocated Parking
- Gas C/Heating, D/Glazing & Secure Entry System
- Impressive Far Reaching Sea Views
- Generous 16'11 Lounge/Diner
- Yards from Beach & Town Centre
- Comfortable 2 Bedroom Accommodation
- Residents Own Freehold- £800 per annum Service Charge
- Stylish Modern Bathroom

Flat 6, St Margaret's Court, 38 George Street, Ryde, PO33 2EN

£145,000

Situated in the heart of Ryde, this beautifully presented second-floor flat offers a delightful blend of comfort and convenience. Spanning an impressive 753 square feet, the property boasts two well-proportioned bedrooms and a stylish bathroom, making it an ideal home for individuals or small families.

Built in the 1980s, this flat has been thoughtfully maintained and is ready for you to move in. The highlight of the property is undoubtedly the twin aspect lounge/diner, which provides stunning views of the sea, stretching all the way to the mainland. Imagine enjoying your morning coffee while watching the passing cruise ships and the ever-changing seascape from the comfort of your own home.

The flat is part of a well-managed building where residents own the freehold, ensuring that the annual service charge remains a reasonable £800. Additionally, the property includes an allocated parking space at the rear, providing you with the convenience of off-street parking. For added security, the building features a secure entry system, and there is a private store cupboard for your belongings.

With its prime location between the bustling town centre and the beautiful beach, this flat offers the perfect lifestyle for those who appreciate both leisure and accessibility. Whether you are looking to enjoy the vibrant local amenities or take a leisurely stroll along the beach, this property is an excellent choice for your next home. Don’t miss the opportunity to make this charming flat your own.







Accommodation

Communal Entrance
Secure Entry

2nd Floor Landing

Entrance Hall

Built-in Storage Cupboard

Lounge/Diner
16'11" x 10'8" (5.16m x 3.25m)

Kitchen
10'7" x 7'4" (3.23m x 2.24m)

Bedroom 1
13'1" including wardrobes x 11'1" (3.99m including wardrobes x 3.38m)

Bedroom 2
12'7" plus wardrobes x 7'11" (3.84m plus wardrobes x 2.41m)

Bathroom
7'4" x 5'10" (2.24m x 1.78m)

Allocated Parking
Numbered (6) and allocated parking space within the communal car park.

Communal Facilities
Secure entry system. Dustbin Store. Allocated individual storage for each flat.

Tenure
Long leasehold - 999 years from 1979. Residents own freehold. Service charge £800 per annum. No holiday letting. Residential letting and pets permitted.

Council Tax
Band B

Construction Type
Brick elevations. Flat roof system. Cavity walls. Built 1980.







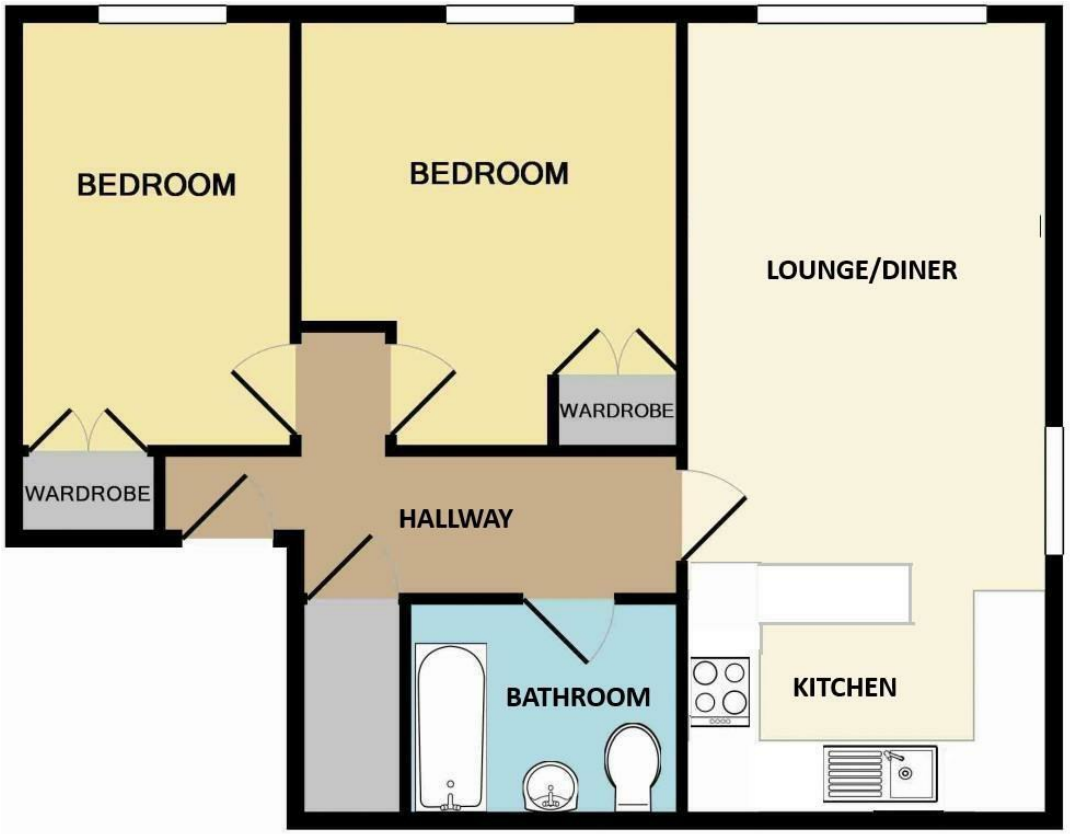
Flood Risk
Very Low Risk

Mobile Coverage
Coverage Includes: EE & Three Limited
Coverage Includes: O2 & Vodafone

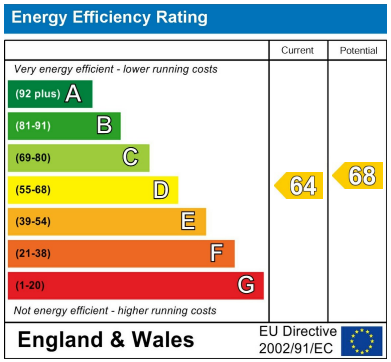
Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast available.

Services
Unconfirmed gas, electric, water and drainage.

Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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
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Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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