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wright
estate agency



- Impressive 1 Bedroom Apartment
- Beautiful Converted Character Building
- Study/Guest Room
- No Onward Chain
- Stunning Sea Views!
- PARKING
- Few Hundred Yards From Beach & Town
- 17'3 Lounge With Twin Arched Windows
- South Facing Communal Gardens
- Fitted Wardrobes In Bedroom

30 Brigstocke Terrace, Ryde, Isle of Wight, PO33 2PD

£156,750

An impressive first floor apartment which is part of an equally imposing Grade II listed building. The apartment is generally well presented with tasteful decoration throughout and wonderfully high ceilings. Brigstocke Terrace is rumoured to have originally been built as gentleman's residence in the early nineteenth century. Its elevated 'hillside' position makes this attractive building not only part of our architectural heritage but a defining presence within the townscape. The apartment itself enjoys spectacular sea views which include Ryde Pier, the Spinnaker Tower and passing cruise ships as they leave and return to port. Beautifully kept south facing communal gardens offer a park-like retreat for the residents and the parking area sits to the other side of the building. The capacious lounge/diner is on the seaward side of the flat as is the kitchen leaving the double bedroom and bathroom to the other. Ryde's thriving town centre is a short walk away and is host to a wealth of amenities including retail shops, restaurants and bars. Ryde's sandy beaches and The Esplanade are within easy reach as are local travel facilities and mainland ferry & hovercraft connections. Whether you are looking for a convenient main residence, a holiday home or pied-a-terre this apartment should be high on your list!







Accommodation

Communal Entrance
Stairs to first floor landing and front door off to:-

1st Floor Landing

Entrance Hallway
6'6" x 5'0" (1.98m x 1.52m)

Lounge/Diner
17'3" x 18'8" (5.26m x 5.69m)

Built in Storage

Built in Airing Cupboard

Study/ Guest Room
7'8" x 6'6" (2.34m x 1.98m)

Kitchen/Breakfast Room
10'3" x 7'11" (3.12 x 2.41)

Bedroom
11'10" plus wardrobes x 11'6" (3.61 plus wardrobes x 3.51 (3.60 x 3.50))

Bathroom
7'8" max x 4'9" max (2.34m max x 1.45m max)

Communal Facilities
There are beautifully kept lawned communal gardens on the south side of the building with seating areas for residents. Dustbin storage building.

Parking
This flat has parking within the communal car park on the north side of the building.







Tenure
Long leasehold 500 years from 1972. Service charge for 2025 £2800 per annum. Residents own the Freehold. No pets. No Holiday Letting. Residential letting permitted

Flood Risk
Very Low Risk

Council Tax
BAND B

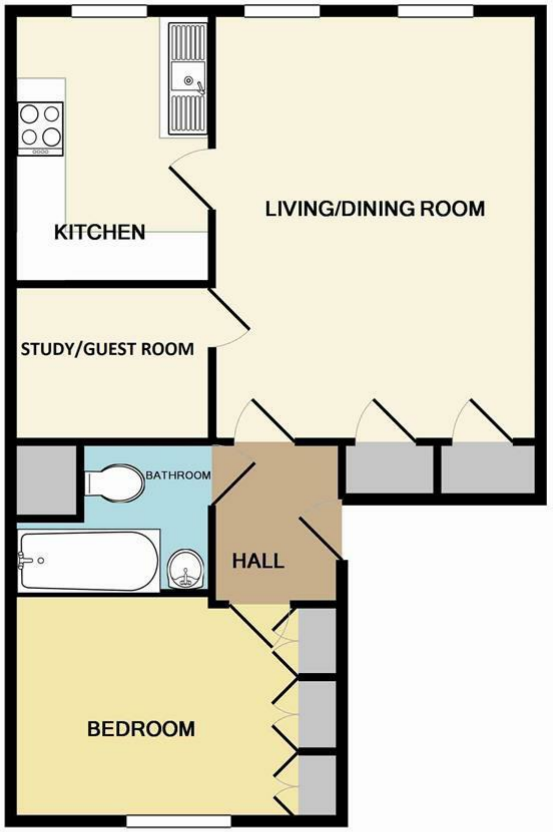
Mobile Coverage
Coverage Includes: EE, Three & O2 Limited Coverage Includes: Vodafone

Construction Type
Rendered elevations. Slate Roof. Cavity or Solid Walls.

Broadband Connectivity
Openreach Network. Upto Superfast available

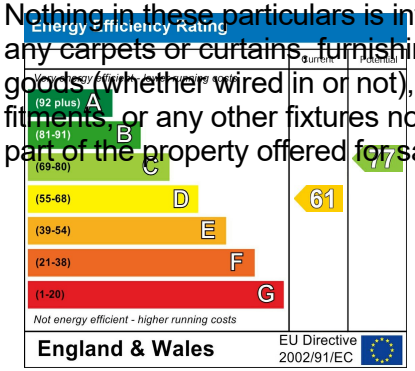
Services
Unconfirmed electric, telephone, mains water and drainage.

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.



TOTAL APPROX. FLOOR AREA 602 SQ.FT. (55.9 SQ.M.)

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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The Property Ombudsman

Viewing: Date ..... Time .....