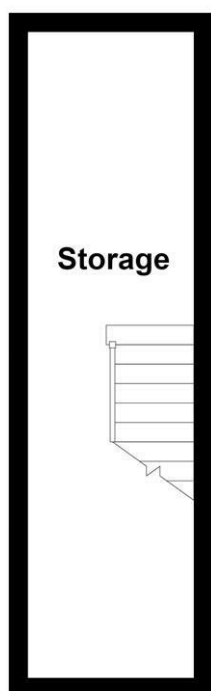
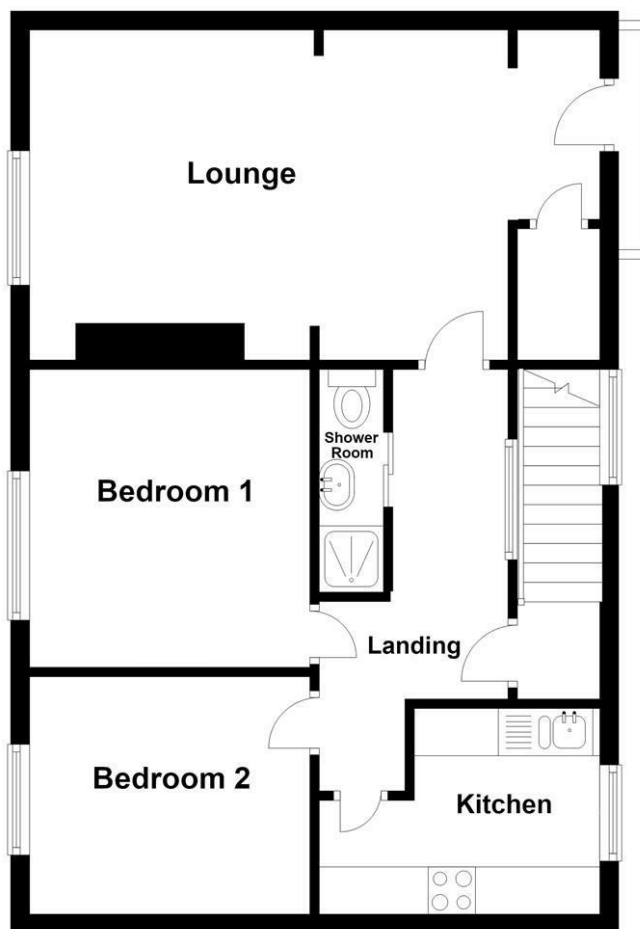


Ground Floor



First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

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• CHAIN FREE • FIRST FLOOR FLAT • ONE BEDROOM • ROOF GARDEN • GAS CH • UPVC
DOUBLE GLAZING • TOWN CENTRE LOCATION

A first floor flat being located in the town centre of Ryde and offering easy access to the nearby convenience store and the numerous shops of Ryde High Street and Union Street within close vicinity. There are also passenger links via the Hovercraft and the Catamaran to Southsea and Portsmouth respectively. From Ryde Esplanade, there is also access to the Beaches.

The flat is warmed by gas fired central heating and benefits from replacement uPVC double glazed windows and has the unusual features of a good sized ground floor Store room and a roof Garden. The property is offered with no onward chain and we would recommend an internal viewing. It comprises:

SHARED ENTRANCE LOBBY

With the ground floor flat, providing access to

Band B

STORAGE AREA 22'5 x 5'9 average (6.83m x 1.75m average)

Front door leading to

23B

Stairs to Hall/Landing

KITCHEN 9'9 x 9'3 (2.97m x 2.82m)

BEDROOM ONE 10'4 x 10'1 (3.15m x 3.07m)

BEDROOM TWO 9'9 x 9'9 (2.97m x 2.97m)

SHOWER ROOM

LOUNGE 11'6 max x 16'9 (3.51m max x 5.11m)

LOBBY AREA 7' x 2'9 (2.13m x 0.84m)

With boiler cupboard with Valliant gas fired Boiler.
Door to

ROOF GARDEN

OUTSIDE

As mentioned there is access from the Flat to a
Roof Garden area.

SERVICES

All mains are available.

TENURE

Leasehold - with 824 years left of a 999 year lease.

The cost of any external/structural/fabrication
works is split 50/50 with 23A and 23B.

COUNCIL TAX

