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wright
estate agency



- Elegant Converted Building
- Stylish Open Plan Interior
- Secure Entry System
- Smart Modern Shower Room
- Beautifully Presented 1st Floor Flat
- Short Level Walk to Town Centre & Buses
- Communal Courtyard & Drying Area to Rear
- Comfortable 1 Double Bedroom Accommodation
- Main Roof Replaced in Winter 2024/2025
- Long Leasehold & Residents Own Freehold

Flat 5 Lind House 14/15 Lind Street, Ryde, Isle of Wight, PO33 2NQ

£95,000

Situated in the heart of Central Ryde, this beautifully presented first-floor flat offers a delightful blend of Victorian charm and modern convenience. Spanning an impressive 398 square feet, the property boasts a stylish open-plan layout that seamlessly integrates a smart kitchen, complete with a central island, perfect for both cooking and entertaining.

The flat features one spacious bedroom and a modern shower room, all tastefully decorated and finished to a high standard. The characterful interior is enhanced by high ceilings, which create a sense of space and light throughout the home. Residents will appreciate the well-managed building, where the freehold is owned collectively, ensuring a harmonious living environment.

Step outside to discover the south-facing communal courtyard, which includes a drying area and dustbin storage, providing a pleasant outdoor space to enjoy. The property is ideally located just a short, level walk from the bustling town centre, where a variety of shops and bus routes await, making it convenient for daily errands and commuting.

With secure entry and a recently replaced main roof, this flat is not only charming but also practical. Whether you are a first-time buyer or looking to downsize, this elegant flat in a converted period townhouse is a wonderful opportunity to embrace a vibrant lifestyle in Central Ryde.







Accommodation

Communal Entrance
Secure entry

1st Floor Landing

Entrance Lobby

Open plan Living/Kitchen/Dining
17'1" x 15'4" (5.21 x 4.67)

Bedroom
12'8" x 9'6" (3.86 x 2.90)

Shower Room
7'1" x 6'8" L shaped (2.16 x 2.03 L shaped)

Tenure
Long leasehold, 999 years from 1985. Residents own freehold. Service charge is £106 per month. Residential letting permitted. No holiday letting. Pets are permitted with permission.

Communal Facilities
South facing communal courtyard garden and drying area. Dustbin storage area. Secure entry system.

Council Tax
BAND A

Roof Replaced
The main roof was replaced recently in Winter 2024/2025.

Broadband Connectivty
Up to Ultrafast fibre available.

Mobile Coverage
Coverage includes EE, O2, Three & Vodafone.







Flood Risk
Low Risk for Surface water flooding. Very Low Risk from Rivers and Sea.

Construction Type
Rendered & brick elevations. Slate roof (replaced in winter 2024/2025). Cavity walls.

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

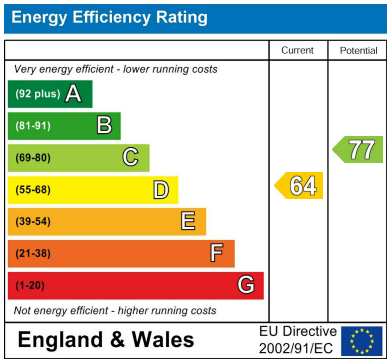
Agent Note:
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be 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 400 SQ.FT. (37.2 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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The Property Ombudsman

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