

## Ryde, Isle of Wight



- **3 Bedrooms**
- **Parking**
- **Close to Appley Beach and Town Centre**
- **Under Floor Heating**
- **First Floor**



## About the property

Modern Coastal Apartment in Prime Ryde Location

Set just a stone's throw from Ryde Esplanade, Appley Beach, and the vibrant shops and eateries of Union Street, this contemporary first-floor apartment offers the perfect blend of convenience and coastal charm. Ideal as a second home, a commuter's retreat, or for those looking to downsize, the location benefits from excellent mainland connections via the FastCat and Hovercraft services.

The property is accessed via a secure entry phone system and comes with an allocated parking space. Occupying an elevated position within a modern building, the apartment is move-in ready and features underfloor heating throughout for added comfort.

Inside, the accommodation includes three bedrooms—two generous doubles and a single—along with a stylish, modern bathroom. The heart of the home is the spacious open-plan kitchen and lounge, perfect for entertaining or relaxing after a day at the beach.

Local Authority - Isle of Wight Council  
Council Tax Band B  
Tenure - Leasehold

## Accommodation

### GROUND FLOOR

Communal Entrance

### FIRST FLOOR

Entrance Hall

Lounge/Kitchen 18'7 x 10'4

Bedroom 1 10' x 9'6

Bedroom 2 10' x 8'5

Bedroom 3 8'3 x 6'

Bathroom

### OUTSIDE

Allocated Parking

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	76	77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			