

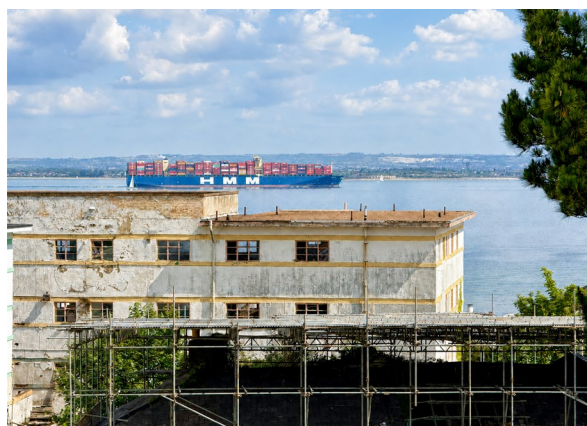
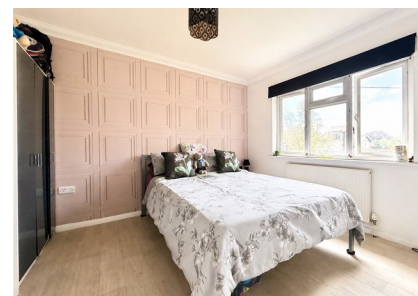
Flat 11, Wrafton House, 46 Melville Street, Ryde, Isle of Wight, PO33 2AE

Asking Price £140,000

EPC Rating: D Council Tax Band: A

ELLIOTT
LINCOLN
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



Wrafton House occupies an elevated and convenient position on Melville Street, just a short stroll from the heart of Ryde. Union Street and the wider town centre offer an excellent selection of independent shops, cafés, restaurants and everyday amenities, while Ryde’s sandy beach, seafront and Esplanade are also within comfortable walking distance. Regular passenger services from the FastCat and Hovertravel provide excellent connections to the mainland, with onward rail links available from Portsmouth. Despite its central location, Wrafton House is pleasantly set back from the road and benefits from communal gardens and generous residents’ parking.

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Floor Plan
Floor area 57.8 sq.m. (623 sq.ft.)

Total floor area: 57.8 sq.m. (623 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC