



Union Road | | Ryde | PO33 2AZ

Asking Price £95,000



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Nestled on Union Road in the charming town of Ryde, this delightful apartment offers a perfect blend of comfort and convenience. The property features a welcoming reception room, ideal for relaxation or entertaining guests. With two well-proportioned bedrooms, it provides ample space for individuals or small families. The apartment also includes a modern bathroom, ensuring all your essential needs are met. This property is an excellent opportunity for those seeking a cosy home in a vibrant community, with easy access to local amenities and the beautiful coastline. Don't miss the chance to make this lovely apartment your own.

- AVAILABLE EARLY FEBRUARY
- 2 BEDROOM APARTMENT
- CENTRAL RYDE TOWN LOCATION
- EN-SUITE TO MASTER BEDROOM
- DOUBLE GLAZED & CENTRALLY HEATED
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN DESIGN
- CLOSE TO TRANSPORT LINKS

Living Room
 15'7" x 16'6" (4.75 x 5.04)

Bedroom Two
 7'7" x 9'2" (2.31 x 2.79)

Kitchen
 12'8" x 4'10" (3.86 x 1.48)

Hallway
 21'7" x 8'2" (6.59 x 2.48)

Bathroom
 8' x 4'9" (2.44 x 1.46)

Bedroom One
 7'12" x 13'1" (2.43 x 4.00)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | 71 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Council Tax Band **A**
 EPC Rating **D**

3 Langely Court Pyle Street
 Newport
 Isle of Wight
 PO30 1LA
 01983 521212

enquiries@redsquirrelpropertyshop.co.uk
 www.redsquirrelpropertyshop.co.uk

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