



- No Onward Chain
- A few Hundred Yards from Beach
- Secure Entry System
- Key Position next to Brook and Park

- Beautifully Presented Ground Floor Flat
- Allocated Parking
- Smart Modern Kitchen

- 2 Bedroom Accommodation
- Private Garden
- Idyllic Peaceful Position

7 Marymead Close, Ryde, PO33 1JR

£140,000



This purpose built ground floor flat is situated in the most idyllic location. It sits to the far end of the close adjacent to the local park and where the brook flows directly past. The flat is beautifully presented having been used as a holiday retreat in recent years. Being ground floor the flat enjoys its own private garden space which is neatly laid to paving and enclosed by picket fencing. Entry to the building is via a secure entry system which is ideal if you have designs on a more 'lock-up and leave' use for the flat. This coastal location is wonderfully highlighted by its close proximity to the beaches at Ryde. Here you will get to enjoy miles of sandy beaches, many water-side cafes, bars and restaurants plus easy access to the mainland passenger transport services. An allocated and clearly numbered parking space for the flat is situated within the adjoining parking area. Other facilities include a well screened dustbin storage area and a drying area also. There is an outcrop of local shops just around the corner and the main town centre is a little further away and host to a far more comprehensive offering of retail shops and services. There is an appealing lifestyle which comes from coastal living and this flat encompasses it perfectly.





## Accommodation

**Communal Entrance**  
Secure Entry System

**Ground Floor Entrance**

**Entrance Hall**  
8'8 x 4'9 (2.64m x 1.45m)

**Built in Storage**

**Lounge/Diner**  
12'11 x 10'4 (3.94m x 3.15m)

**Kitchen**  
9'5 x 4'9 (2.87m x 1.45m)

**Bedroom 1**  
8'10 plus wardrobes x 8'9 (2.69m plus  
wardrobes x 2.67m)

**Built in cupboard housing hot water cylinder**

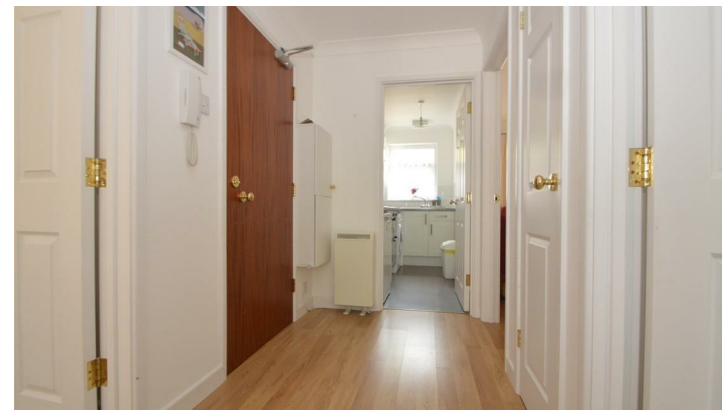
**Bedroom 2**  
9'0 x 7'11 (2.74m x 2.41m)

**Shower Room**  
6'5 x 5'6 (1.96m x 1.68m)

**Private Garden**  
This sits off the lounge/diner accessed via its  
patio doors. It is laid to paving and edged by  
loose stone and shrub borders enclosed by its  
picket fence boundary.

**Communal Facilities**  
Communal lawns surround the building on  
most sides. Secure door entry system.  
Screened dust bin storage area. Drying area.

**Parking**  
An allocated and numbered space with the  
parking area adjacent to the building.



## Tenure

Leasehold 125years from 1994. 96 years remaining. Residents own freehold. Service charge is £90 per month. No ground rent is payable.

## Restrictions

Residential letting is permitted.  
No Holiday letting.  
Pets need permission from management.

## Council Tax

Band B

## Services

Unconfirmed electric, mains water and drainage.

## Agents Note

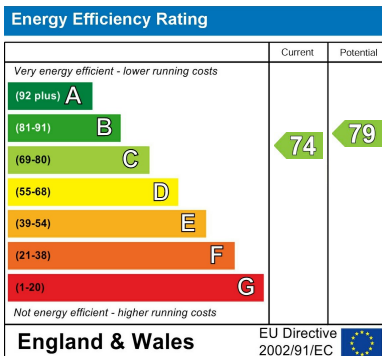
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 414 sq.ft. (38.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, fixtures and appliances shown have not been tested and are guaranteed as to their quality or fitness only as given.  
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**Viewing:**

Date .....

Time .....