



- No Onward Chain
- Private Garden
- 15'+ Lounge With Views Across Ryde
- New Carpets & Fresh Decor

- 3 Bedroom Accommodation
- Allocated Parking Space
- Private Entrance

- Generous 15'+ Kitchen/Diner
- Gas C/Heating & D/Glazing (where specified)
- Well Placed For Buses & Trains

7 Rosalind Court Quarry Road, Ryde, Isle of Wight, PO33 2RA

£139,950

This two storey maisonette in property terms really does offer a comprehensive package of attributes. It is positioned at the end of the block where it's private garden sits to the south side which should attract plenty of sun in the warmer months. The private entrance at the ground floor leads to the generous kitchen/diner overlooking the garden. Upstairs and there are no less than three bedrooms to choose from and a bathroom for all to use. The first floor living room has ringside seats to an interesting townscape of Ryde. The allocated parking space is to the front of the property and there are plenty of on-street spaces within Quarry Road. Buses pass at the end of the road and the local train station is just around the corner both offering direct links to the highspeed passenger connections to the mainland. If you follow Quarry Road in the other direction you will have access to the local network of footpaths and bridleways which extend of miles linking up with the Island's entire network. The town centre is roughly a 10 minute walk away or the briefest of car journeys and here you will have a comprehensive range of retail shops and facilities to enjoy. Ryde is well known for it's miles of beaches and iconic pier which are just some of the clear benefits of living in this coastal town.



Accommodation

Private Entrance

Entrance Lobby

Kitchen/Diner

15'3" x 11'4" plus recess (4.65m x 3.45m plus recess)

Recess with Built-in Storage

Landing

Loft hatch.

Lounge

15'2" x 10'10" (4.62m x 3.30m)

Bedroom

11'4" x 8'6" (3.45m x 2.59m)

Bedroom

8'4" x 6'4" (2.54m x 1.93m)

Bedroom

10'5" x 6'1" (3.18m x 1.85m)

Bathroom

5'8" x 4'7" (1.73m x 1.40m)

Garden

The private garden sits to the south side of the property. a shrub filled bank sits along side the lawned garden. Central paved patio area.

Parking

Allocated parking space to front of property.

Tenure

Leasehold. Brand new 125 year lease from point of sale. 25% share of buildings insurance.

Mobile signal & Broadband

Mobile signal - Vodafone & O2. Broadband - fibre available.



Construction type
Standard construction

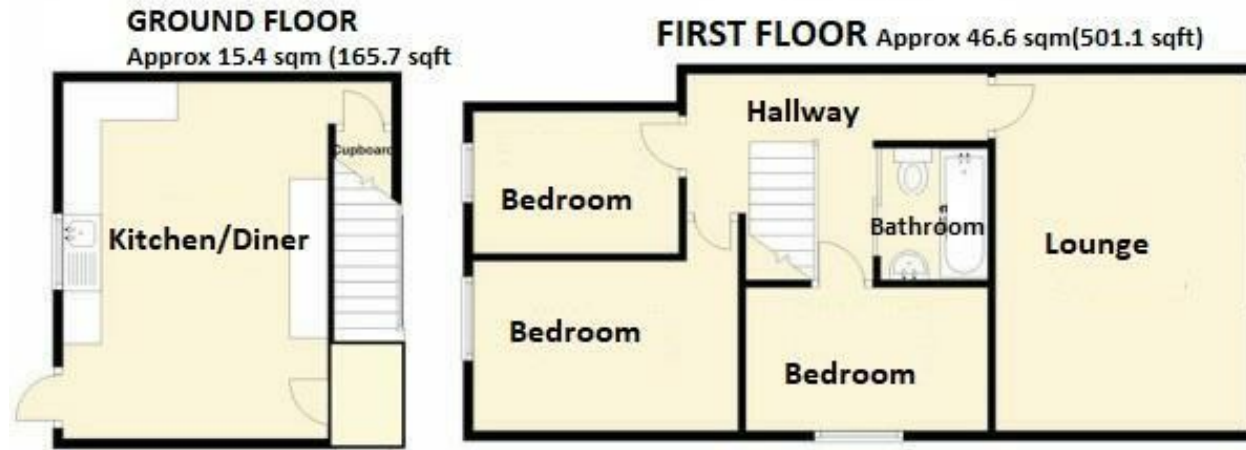
Optional Purchase Available

A pair of garages adjacent to the property are available to purchase by separate agreement. Access from Well Street.

Council Tax
Band B

Services
Unconfirmed gas, electric, mains water and drainage.

Agents Notes
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.



This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

187 High Street, Ryde, Isle of Wight, PO33 2PN
 Phone: 01983 611511
 Email: ryde@wright-iw.co.uk

Viewing: Date Time