



- No Onward Chain
- Backs on to Simeon Park
- Beautifully Presented 55sqm Interior
- Contemporary Quality Shower Suite

- Smart Modern 1st Floor Flat
- Just a few minutes from Beach
- Generous 16'7 Double Bedroom

- 20'6 Lounge/Diner
- Purpose Built Block with Secure Entry
- D/Glazing & Gas C/Heating

6 Mary Bell Court Simeon Street, Ryde, PO33 1JZ

£125,000

A beautifully presented 1st Floor flat in modern (2007) purpose built block. The building is nestled between the Simeon Street Recreation Park and the beaches hugging the coastline of Ryde. This enviable position will give you access to the open air space you could possibly need and easy access to the sandy beaches, and of course the sea, which Ryde is so well known for. The secure entry system gives way to the communal areas and access to this appealing flat. A sizeable entrance hall leads to the generous twin aspect lounge/diner and on to the kitchen. The more than comfortable double bedroom currently even has space for a small study/work from home area. The smart contemporary shower room completes the layout of this spacious flat. Parking permits are available from the council for the local street parking zones and public transport options are found along the nearby Esplanade. Here to you will have regular passenger crossings to mainland Portsmouth and Southsea for more shopping facilities to compliment the local retail offerings. Several waterside bars and restaurants are well with in walking distance and Ryde's Union Street harbours one of the best selections of retail shops and services found anywhere on the Island.



Accommodation

Communal Entrance

Secure video entry

1st Floor Landing

Entrance Hallway

16'7 x 3'5 (5.05m x 1.04m)

Lounge/Diner

20'6 x 11'4 (6.25m x 3.45m)

Kitchen

8'8 x 6'9 (2.64m x 2.06m)

Bedroom

16'7 x 9'3 (5.05m x 2.82m)

Shower Room

7'3 x 6'9 (2.21m x 2.06m)

Communal Areas

Dustbin storage area. Video entry system.
Lockable postboxes.

Parking Permit Zone

On street parking permit available from the council to park in Simeon Street, The Strand, Dover Street and East Street.

Council Tax

BAND B

LEASEHOLD Tenure

125 years from 2007. 1/13th share of freehold. £100 per annum ground rent. £599.38 every 6 months maintenance charge.

Broadband & Mobile Signal

Fibre Broadband Available. Mobile coverage includes EE, Vodafone, O2 & Three



Construction Type

Standard Construction (circa 2007)

Flood Risk

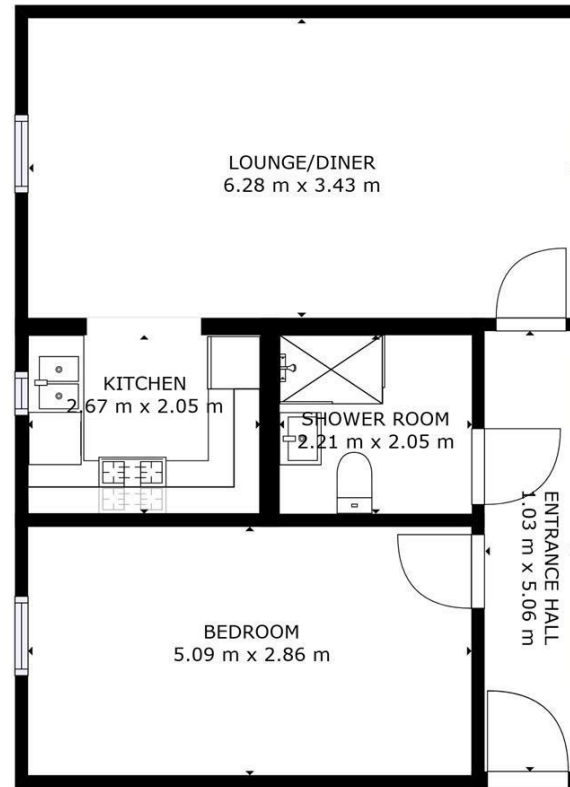
This building has never been flooded ever since it was built in circa 2007 as it was designed accordingly.

Services

Unconfirmed gas, electric, telephone, mains water, drainage and broadband.

Agent 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.



GROSS INTERNAL AREA
FLOOR 1: 55 m²
TOTAL: 55 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(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.

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Viewing: Date Time