



- Smart Modern 1st Floor Flat
- Juliette Balcony
- Sunny South Facing Reception Room
- Convenient Access to Mainland Connections

- 2 Bedrooms
- Lovely Outlook Across the Park
- D/Glazing & Gas C/Heating

- Just a Few Minutes from the Beach
- Purpose Built Block with Secure Entry
- Open Plan Lounge, Dining & Kitchen

Flat 7 Mary Bell Court Simeon Street, Ryde, PO33 1JZ

£165,000

Welcome to this charming first-floor flat located on Simeon Street in the picturesque town of Ryde. This modern property boasts two cosy bedrooms, perfect for a small family or as a guest room/home office combination. The sunny south-facing reception room is a delightful space to relax and unwind, offering a bright and airy atmosphere.

One of the highlights of this lovely flat is the Juliette balcony overlooking the park, providing a peaceful retreat right at your doorstep. Imagine enjoying your morning coffee or evening tea while taking in the serene views of the greenery.

Conveniently situated just a few minutes from the beach, this property offers the best of coastal living. Whether you enjoy leisurely strolls along the shore or basking in the sun on sandy beaches, this location caters to all your seaside desires.

The open plan layout of the lounge, dining room, and kitchen area creates a seamless flow throughout the living space, ideal for entertaining guests or simply enjoying day-to-day living. This setup allows for easy interaction while preparing meals or relaxing in the lounge area.

Don't miss the opportunity to make this charming flat your new home. With its modern amenities, ideal location near the beach, and tranquil park views, this property offers a lifestyle of comfort and convenience. Contact us today to arrange a viewing and experience the beauty of living in Ryde firsthand.



Accommodation

Communal Entrance

Secure entry system.

1st Floor Landing

Entrance Hallway

Lounge/Diner

14'0" x 15'11" into bay (4.27m x 4.85m into bay)

Kitchen

10'1" x 9'11" (3.07m x 3.02m)

Bedroom 1

13'11" x 10'0" (4.24m x 3.05m)

Bedroom 2

10'0" max x 9'10" (3.05m max x 3.00m)

Bathroom

5'9" x 6'10" (1.75m x 2.08m)

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.

Leasehold Tenure

125 years from 2007. Share of Freehold. £100 per annum ground rent. £847.74 every 6 months maintenance charge.

Council Tax

Band C

Construction Type

Standard Construction (circa 2007)



Flood Risk

High Risk from Surface Water. Medium Risk from River & Sea. This building has never been flooded ever since it was built in circa 2007 as it was designed accordingly.

Mobile Coverage

Coverage includes: EE, O2, Vodaphone & Three

Broadband Availability

Openreach network. Superfast available.

Services

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

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.



TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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