



£122,500 Leasehold

Flat 31A, Homebray House, Mary Rose Avenue, Wootton Bridge, Ryde, Isle of Wight, PO33 4LW



Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

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Leasehold Information

Ground rent (included in Maintenance Charge)
 Maintenance £3400 p/a
 years lease 88 years remaining

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiow.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

- 2 Bedroom Apartment
- Village Location
- Walking Distance of Amenities
- Lift to All Floors
- Chain Free



These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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Two-Bedroom Retirement Apartment - Wootton Bridge, Isle of Wight

Located in the heart of Wootton Bridge, this bright and airy two-bedroom apartment offers comfortable, low-maintenance living within a purpose-built retirement block exclusively for the over 60s.

Positioned close to local amenities including shops, cafes, and public transport links, the property benefits from a convenient and well-connected location. The building is serviced by a lift to all floors, ensuring easy access throughout.

The apartment itself comprises a spacious living/dining area filled with natural light, a well-equipped kitchen, two bedrooms, and a modern shower room. Designed with comfort and practicality in mind, this home provides a secure and peaceful setting for independent retirement living.

With a welcoming community feel, well-maintained communal areas, and on-site support features, this property is ideal for those seeking a relaxed lifestyle in a desirable village setting.

Local Authority - Isle of Wight Council
Council Tax Band - B
Tenure - Freehold



GROUND FLOOR



Made with Metropix ©2025

Accommodation

GROUND FLOOR

Kitchen 7'2 x 5'7

Communal Entrance

Lounge Diner 15'2 x 10'7

Communal Stairs (or Lift)

Bedroom 1 14' x 8'9

FIRST FLOOR

Bedroom 2 12'10 x 12'

Landing

Communal Areas

Entrance Hall

OUTSIDE

Communal Gardens

