



- Elegant 1st Floor Characterful Flat
- New D/Glazed Windows
- Allocated Parking
- Gas C/Heating, Boiler Replaced 2023

- Stunning Refurbished Interior
- Generous Rooms with High Ceilings
- Communal Formal Lawned Gardens

- Stylish NEW Kitchen & Shower Room
- Beautifully Presented Throughout
- Close to Beach & Appley Park

Flat 7 Vista Marina, 12 East Hill Road, Ryde, Isle Of Wight, PO33 1LS

£187,950

This elegant and characterful 1st floor apartment is part of a sympathetically converted period building. It is positioned within half a mile of Ryde's sandy beaches and within 200 yards of the popular tree-lined environs of Appley Park. The apartment has been beautifully and comprehensively refurbished to an obvious high standard. High ceilings, deep skirtings and feature wood paneled walls combine well to create a wonderfully characterful and roomy environment. All rooms are accessed from the welcoming entrance hall including the smart new cloakroom w.c. The stylish new kitchen range comes complete with fitted appliances and units in two contrasting colours. Fitted wardrobes adorn the generous bedroom and the en suite shower room has been tastefully finished with a contemporary feel. The spacious living & dining room is made wonderfully light from its large recently replaced double glazed windows. Vista Marina was originally converted twenty or so years ago and the conversion retained the impressive original staircase and the external detailing which sets apart the building from others. It's coastal position offers the obvious benefits of accessible waterside walks, miles of beaches to enjoy and good access to local travel options and highspeed passenger connections to the mainland. Ryde town centre is close enough to be convenient and here you will have plenty of retail shops and services to enjoy.



# Accommodation

## Communal Entrance

Secure entry system. Beautiful original staircase leading to upper floors.

## 1st Floor Landing

## Entrance Hall

## Cloakroom W/C

## Living & Dining Room

15'10" x 14'6" (4.83m x 4.42m)

## Kitchen

9'6" x 6'9" (2.90m x 2.06m)

## Bedroom

16'1" max including wardrobes x 10'7" (4.90m max including wardrobes x 3.23m)

## En-Suite

6'4" x 6'0" (1.93m x 1.83m)

## Communal Grounds

The walled frontage is largely designated for parking purposes. To the rear are formal lawned gardens for all residents to enjoy. They back directly onto St Johns Wood creating a tree-lined backdrop and privacy. A gate leads into the wood to follow a pathway down towards the beach of Ryde. Drying area. Shared storage shed. Dustbin storage area to front of building.

## Parking

Allocated and numbered parking space to the front of the building.

## Tenure

Leasehold 125 years from 2001. 102 years remaining. Service charge £1273 per annum. Ground rent £125. No pets. No holiday lets.

## Council Tax

Band A



**Mobile Coverage**

Coverage includes EE, O2 & Three.

**Broadband Availability**

Openreach and Wightfibre networks. Ultrafast fibre available.

**Flood Risk**

Very low risk.

**Construction Type**

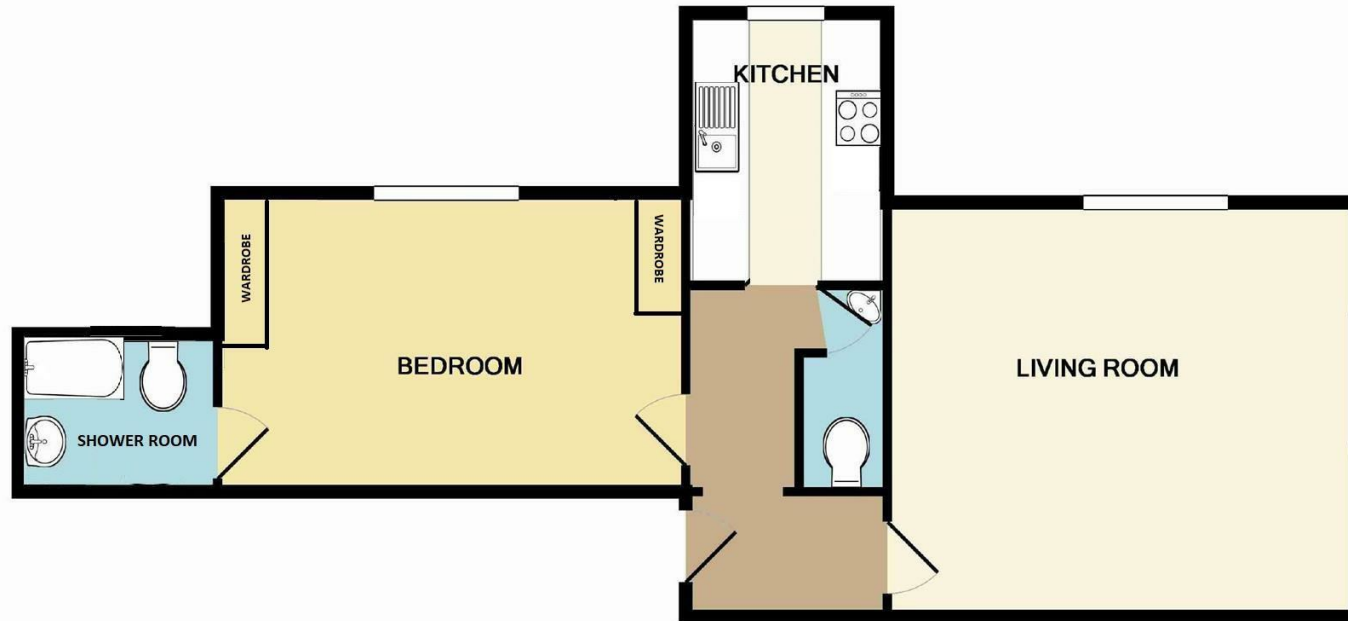
Standard construction

**Services**

Unconfirmed gas, electric, 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 595 SQ.FT. (55.3 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 .....