



- Purpose Built 2nd Floor Flat
- Lovely Views Across Neighbouring Park
- Residents Own Freehold
- Secure Entry, Dustbin Storage & Drying Area
- Coastal Position 5 minutes from Beach
- Allocated Parking Space
- Smart Modern Bathroom
- Comfortable 2 Bedroom Accommodation
- Some Scope to Improve Interior
- Peaceful Setting Close to Beach, Shops & Travel Options

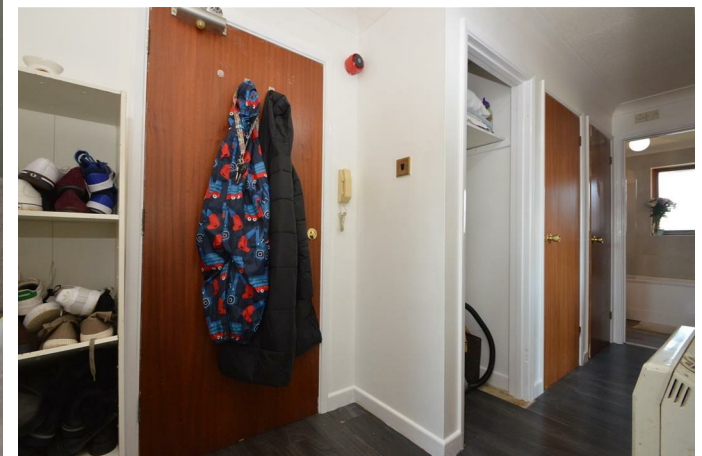
30 Marymead Close, Ryde, PO33 1JR

£119,950

Situated in the serene coastal town of Ryde, this delightful second-floor flat offers a perfect blend of comfort and convenience. Spanning 430 square feet, the property features two well-proportioned bedrooms and a welcoming reception room, ideal for both relaxation and entertaining. The flat boasts a modern bathroom, recently updated to meet contemporary standards, while the interior presents an excellent opportunity for further enhancement to suit your personal style.

One of the standout features of this property is its enviable location, just a mere five-minute stroll from Ryde's sandy beaches and vibrant waterfront facilities. Residents can enjoy the picturesque views of the adjacent recreation park, which adds to the tranquil lifestyle on offer. The buildings residents own the freehold, ensuring a sense of community and shared ownership among residents. Additional amenities include secure entry, dustbin storage, a drying area, and the convenience of an allocated parking space.

For those who appreciate the great outdoors, this property provides easy access to miles of scenic walks along the coastline via The Coastal Path, making it an ideal retreat for nature lovers and those seeking a peaceful lifestyle. Whether you are looking for a permanent residence or a holiday home, this flat in Coastal Ryde presents a wonderful opportunity to embrace coastal living at its finest.



Accommodation

Communal Entrance
Secure Entry System

2nd Floor Landing

Entrance Hall
Loft access

Built-in Storage

Built-in Airing Cupboard

Lounge/Diner
14'11" max to bay x 10'0" (4.55m max to bay x 3.05m)

Kitchen
9'5" x 4'10" (2.87m x 1.47m)

Bedroom 1
10'0" x 10'0" including wardrobes (3.05m x 3.05m including wardrobes)

Bedroom 2
10'1" x 7'2" including wardrobe (3.07m x 2.18m including wardrobe)

Bathroom
6'3" x 5'5" (1.91m x 1.65m)

Parking
Allocated and numbered space for a car in the communal car park.

Communal Facilities
Drying area to rear of building. Communal bins to rear of building.

Tenure
Leasehold. 125 years from 1994. 94 years remaining. Residential letting permitted. No holiday letting. Pets need permission from management. Annual service charge £1080.

Council Tax
Band B



Construction Type

Cavity wall

Flood Risk

Very Low Risk from Surface Water. High Risk from River & Sea.

Mobile Coverage

Limited Coverage: EE, Three, O2 & Vodafone

Broadband Connectivity

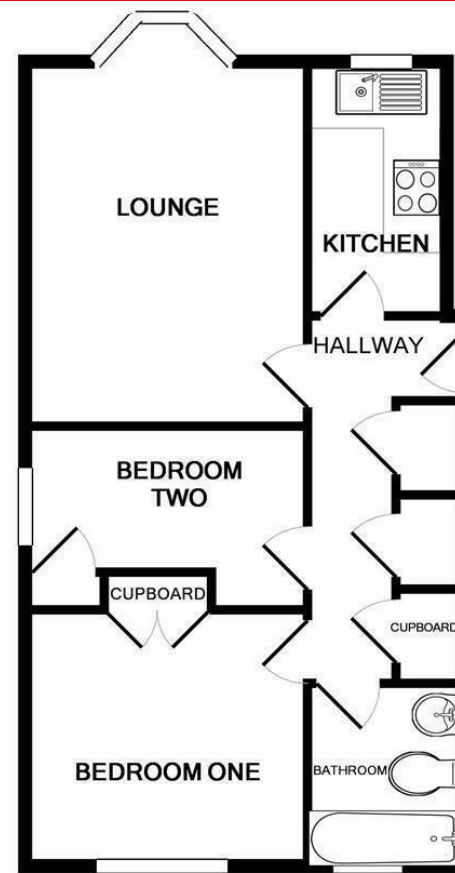
Openreach & Wightfibre networks. Ultrafast fibre available.

Services

Unconfirmed water, electric, water and drainage.

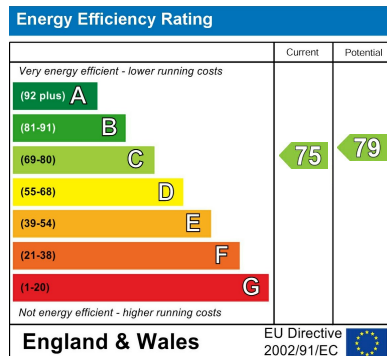
Agents Note

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 430 SQ.FT. (39.9 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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Viewing: Date Time