



- No Onward Chain, Long Lease & Share of Freehold
- Lounge/Diner with Sliding Doors to BALCONY
- Allocated Parking Space
- Dated Kitchen, Scope to Modernise
- Modern Purpose Built 1st Floor Flat
- NEW Electric Heating
- Yards from Beach & Seafront Facilities
- Comfortable 2 Bedroom Accommodations
- Built in Wardrobes & Storage Cupboards
- NEW Carpets & Fresh Decor

20 Marymead Close, Ryde, Isle Of Wight, PO33 1JR

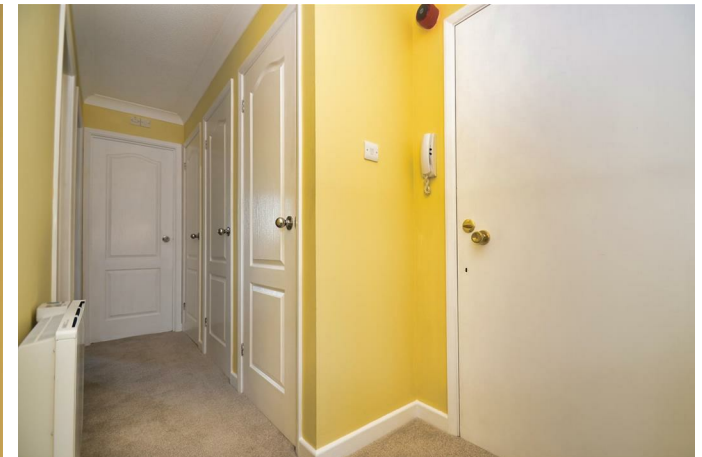
**£119,950**

Found in the charming coastal town of Ryde, this delightful first-floor flat offers a wonderful opportunity for those seeking a modern and convenient lifestyle by the sea. Built in the 1990's, the property is situated in an attractive purpose-built block, ensuring a contemporary living experience.

As you enter the flat, you are greeted by a spacious lounge/diner, which features sliding doors that lead to a private balcony. From here, you can enjoy pleasant views towards Monkton Mead Recreation Park, making it an ideal spot to relax and unwind. The flat comprises two well-proportioned bedrooms, both equipped with built-in wardrobes, providing ample storage space. Additionally, there are two handy storage cupboards throughout the property, ensuring that you have plenty of room for your belongings.

The flat boasts a modern bathroom and the flat has been recently updated with new electric heaters, fresh decor, and new carpets, creating a welcoming and comfortable atmosphere. However, if you want to impart your own tastes to the interior, the kitchen would welcome an overhaul. The secure entry to the building adds an extra layer of peace of mind, while the allocated parking space is a valuable asset in this desirable location.

Just a short, level walk will take you to Ryde's beautiful beaches, seafront facilities, and convenient mainland travel options, allowing you to fully embrace the lovely coastal lifestyle that awaits. With no onward chain, this property promotes a speedier purchase, making it an excellent choice for first-time buyers or those looking for a holiday retreat. Don't miss the chance to make this charming flat your new home by the sea.



# Accommodation

## Communal Entrance

Secure entry system

## 1st Floor Landing

Entrance hall

Built-in Airing Cupboard

Built-in Storage Cupboards x 2

## Kitchen

9'6 x 4'9 (2.90m x 1.45m)

In need of work

## Lounge/Diner

12'10 x 10'0 (3.91m x 3.05m)

## Balcony

6'4 x 2'6 (1.93m x 0.76m)

Wrought iron balustrade. Sunny south facing position. Timber decking.

## Bedroom 1

10'0 x 10'0 including wardrobes (3.05m x 3.05m including wardrobes)

## Bedroom 2

10'1 x 6'3 plus wardrobe (3.07m x 1.91m plus wardrobe)

## Bathroom

6'4 x 5'7 (1.93m x 1.70m)

## Allocated Parking

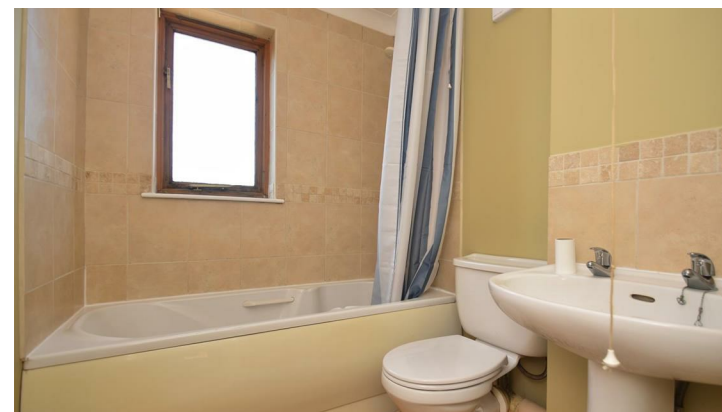
Allocated space for 1 vehicle.

## Council Tax

Band B

## Tenure

Leasehold. 999 years from 1851. 824 years remaining. Annual service charge £1080. Residential letting permitted. No holiday letting. Pets need permission from the management.



Communal Facilities

Secure entry system. Dustbin storage area.  
Communal car park. Drying area.

Broadband Connectivity

Up to Ultrafast fibre available

Construction Type

Brick and clad elevations. Concrete tile roof.  
Cavity walls.

Mobile Coverage

Limited coverage from EE, O2, Three & Vodafone.

Flood Risk

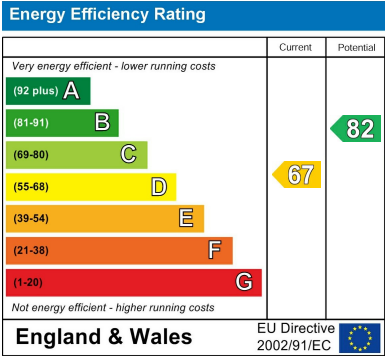
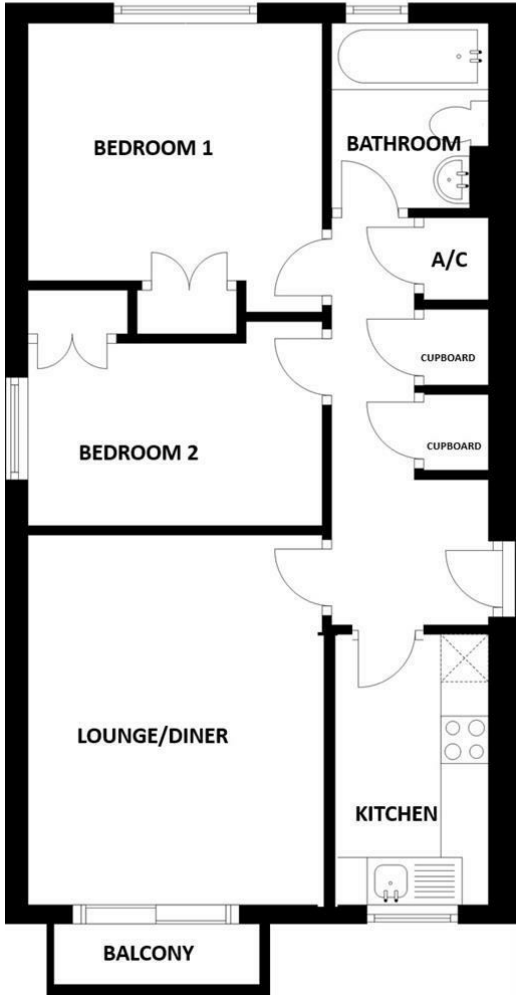
Very Low Risk from Surface Water. Medium Risk  
from Rivers and Sea.

Services

Unconfirmed 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.



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 .....