



**£122,450 Leasehold**

**Heron View, Roebeck Country Park, Gatehouse Road, Ryde, Isle of Wight, PO33 4BP**



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

## CONTACT US

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## Leasehold Information

Ground rent  
Maintenance £5,874 inc VAT p/a  
years lease 49 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](http://triggiow.co.uk)**

- 'Higher Spec' Mapleton Lodge
- 2 Bedrooms with En-suite master
- Parking for two
- Stunning countryside views
- Chain free



Call **01983-525710** to view this home, or visit [www.triggiow.co.uk](http://www.triggiow.co.uk) for more details.



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.

# Heron View, Roebeck Country Park, Gatehouse Road, Ryde, Isle of Wight, PO33 4BP

Situated amongst stunning countryside, touching distance of beautiful countryside walks and offering peace and tranquillity, whilst connections to both Ryde and the mainland are in close proximity too.

Fishing lakes, cycle tracks, a steam railway line and plenty of rambling walks are right on the doorstep, whilst Ryde, a coastal town nearby, offers everything from sandy beaches to bars, restaurants and cafes too. Those wanting frequent travel to the mainland will find the Hovercraft, Fast Cat and Fishbourne Ferry terminal all in easy reach.

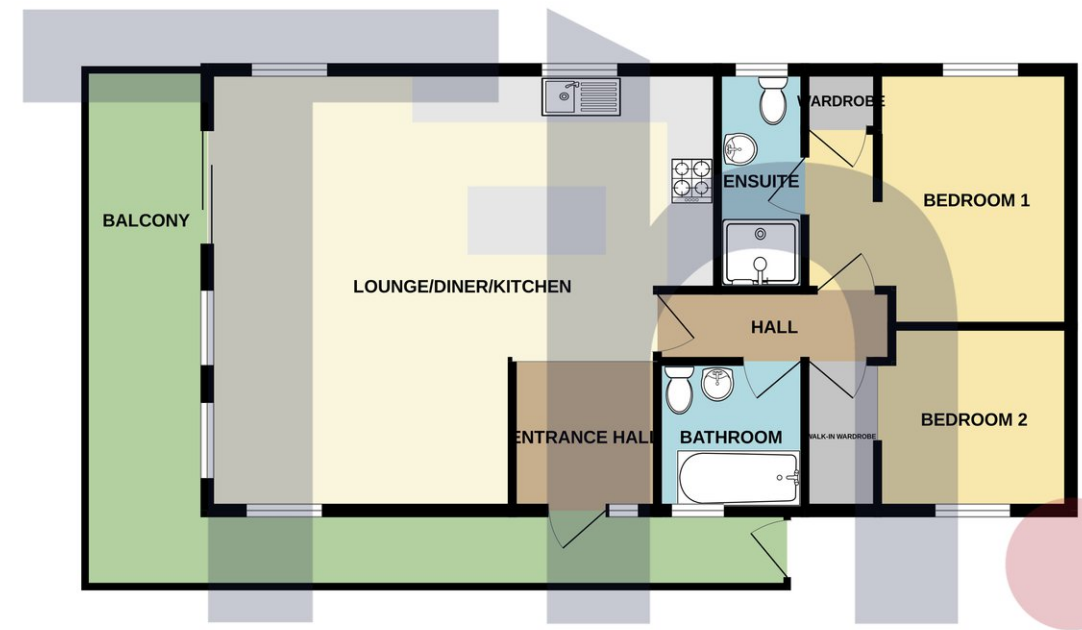
Roebeck Country Park is well designed and tucked away from any busy roads, with this particular lodge being well positioned to ensure that the far reaching countryside views are enjoyed from both the property and the balcony area. There is parking suitable for two cars and space around the home. A holiday home with 365 days occupancy.

A higher spec "Mapleton" lodge, being just over a year old, this particular style has numerous upgrades and is full of premium fixtures and fittings. The space is beautifully kitted out with furniture that fits the space superbly, whilst being immaculately maintained by its current owners. The open plan living spaces offers a sociable area with views onto the countryside, whilst also providing access directly onto the balcony. There are two brilliantly presented bedrooms that are well catered for by both a family bathroom and en-suite to the master.

Local Authority - Isle of Wight Council  
 Council Tax Band - N/A  
 Tenure - Leasehold



GROUND FLOOR



## Accommodation

- GROUND FLOOR
- Entrance Hall
- Lounge/Kitchen 22'0 x 19'3
- Inner Hallway
- Bedroom 1 12'2 x 11'1 Built in wardrobes
- En-suite Shower Room

- Bedroom 2 11'2 x 8'1
- Dressing area
- Bathroom
- OUTSIDE
- Decked Balcony Area
- Allocated Parking for two