



5, The Waterfront, Mooragh Promenade, Ramsey, IM8 3AW

Offered with no onward chain this first floor, 2-bedroom, 2-bathroom apartment has views across Ramsey Bay, Mooragh Promenade and minutes from the heart of Ramsey. A spacious lounge bathed in natural light, with a generous kitchen/diner providing access to the open balcony. Off road parking with direct access to the ground floor and lift in the communal area.

£299,950

Property Overview

Property Type

Receptions

Apartment

Bedrooms

Bathrooms

En-Suites

Property Details

Property Type	Apartment	Heating	Gas Fired Central Heating
Receptions	1		
Bedrooms	2	Windows	uPVC Double Glazed
Bathrooms	1		
En-Suites	1		



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Property Description

Hallway (Approx 14'9 x 3'8)

Wide hallway with entry intercom system, electric mains board, ceiling light and carpeted flooring.

Lounge (Approx 19'5 x 15'4)

Large welcoming lounge with a dual aspect view of Ramsey Harbour and out to Bride through four uPVC double glazed windows. Spacious room with an archway providing direct access to the kitchen, finished with ceiling lights and carpeted flooring throughout.

Kitchen/Diner (Approx 17'3 x 14'3)

A bright spacious kitchen/diner with wall and floor mounted cupboards to your left when entering from the hallway. There is an integrated Indesit electric oven and a four-ring electric hob with extractor fan above. The stainless-steel sink with drainer is near to the uPVC double glazed paned door which accesses the open balcony. There is space under the counter for a standalone washing machine and space by the door from the hallway for a standalone fridge/freezer. Natural light floods into the kitchen with a uPVC double glazed window in the kitchen area and the windows in the lounge. The views from the kitchen window and door are across Ramsey Bay with the stone pier and Queens Pier in the distance. The kitchen/diner is finished with two ceiling lights and linoleum flooring throughout.

Balcony (Approx 8'3 x 6'8)

Fantastic outside space with railings to three sides, views across Ramsey bay and out to Bride. The balcony is finished with tiled flooring.

Bedroom 1 (Approx 15'6 x 15'4)

Large double bedroom with two large uPVC double glazed windows providing views of the inner harbour of Ramsey and Snaefell in the distance. The bedroom is finished with a ceiling light and carpeted flooring.

En-Suite Bathroom (Approx 6'3 x 4'5)

Well-proportioned bathroom with a uPVC double glazed frosted window located behind the door. There is a cream coloured 3-piece suite comprising of a toilet, pedestal sink with tiled splash back and a wall mounted mirrored cupboard above for storage. The square shower cubicle has tiled walls throughout, a Mira electric shower and bi-fold sliding doors. The bathroom is finished with a ceiling light, extractor fan and linoleum flooring.

Bedroom 2 (Approx 15'6 x 10'6)

Further good-sized double bedroom with a uPVC double glazed window providing views of the inner harbour of Ramsey and Snaefell in the distance. Positioned next to the window is a built-in double wardrobe, the gas boiler is wall mounted within the wardrobe. The bedroom is finished with a ceiling light and carpeted flooring.

Bathroom (Approx 6'9 x 6'3)

Spacious bathroom with a cream coloured three-piece suite comprising of a toilet, pedestal sink and a wall mounted cupboard above with mirrored doors for storage. The bath is positioned next to the toilet, above the bath is a large wall mounted mirror. The bathroom is finished with an extractor fan, ceiling light and linoleum flooring.

Store room (Approx 9'10 x 4'8)

Large store room with lighting is located in the basement of the apartment block which can be locked and offers plenty of additional storage space.

Services

All main services are connected.

Gas fired central heating.

Fibre internet is installed in the building

Tenure

Leasehold with a share of the freehold.

Management Company

Waterfront Management Limited with the fee currently £1,500.00 per annum for the period 12th May 2025 - 11th May 2026.

Rates

2025 - 2026 £2,040.18

Directions

From Parliament Square drive North along Bowring Road, through the two roundabouts and take the next turning on the right onto North Shore Road. Continue until the stop sign at the promenade, the apartment building is located on the right hand side at the junction. The front door of the building is located on the Mooragh Promenade.

Offers

All offers and negotiations through the offices of Cowley Groves & Co. Ltd.

Possession

Vacant possession will be given on completion by arrangement.

Viewing

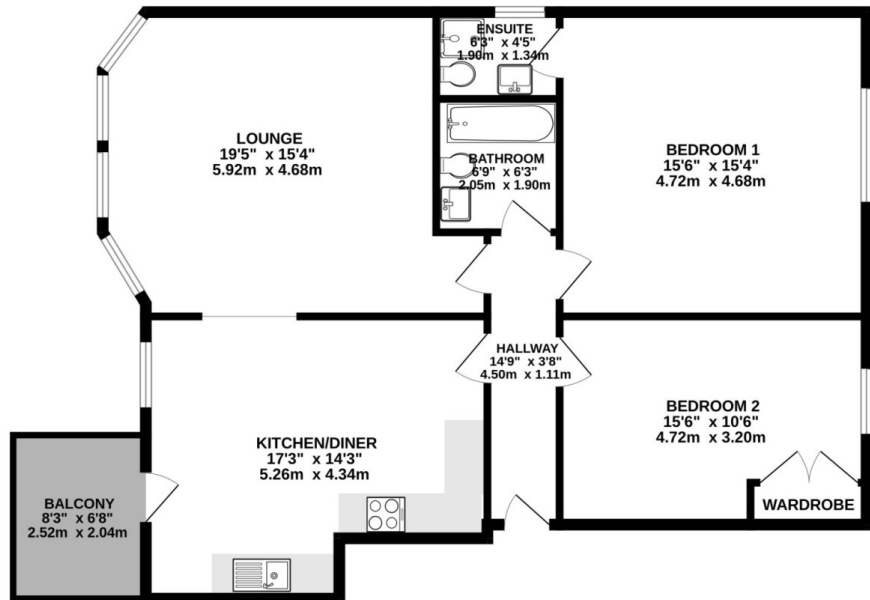
Strictly by appointment through the Agents, Cowley Groves & Co. Ltd. 9 Parliament Street, Ramsey, IM8 1AS.





STORE ROOM
46 sq.ft. (4.3 sq.m.) approx.

APARTMENT 5 FLOOR PLAN
1008 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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