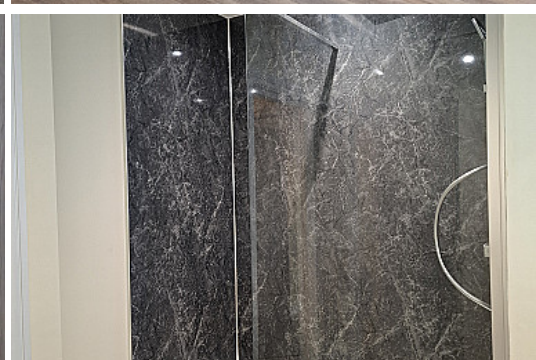




2 Forest View Apartments, Bowring Road, Ramsey, IM8 1DA

New build 2 bedroom, 1 bathroom ground floor apartment in the heart of Ramsey with allocated parking and triple glazing throughout. The apartment can be secured immediately with a 5% non refundable deposit. Close to all the amenities Ramsey has to offer.

£230,000

Property Overview

Property Type	Apartment
Receptions	1
Bedrooms	2
Bathrooms	1

Property Details

Property Type	Apartment	Heating	Solar
Receptions	1	Windows	Triple Glazed
Bedrooms	2	Front Garden	Communal
Bathrooms	1	Rear Garden	Communal
			Allocated
		Garage	Parking Space



David Garfield

Ramsey Branch Manager
dgarfield@cowleygroves.com
01624 812823

Property Description

Ground Floor

Communal Entrance Hallway

Apartment 2

Private Entrance Hallway (Approx 10'2 x 5'3)

The hallway has the entry intercom system and a large storage cupboard on your left hand side located next to the bathroom.

Store Cupboard (Approx 4'4 x 4'2)

The cupboard houses the mains electric board and hot water tank for the apartment. There is a single ceiling pendant light and tiled flooring throughout.

Kitchen Area (Approx 9'7 x 8'9) Lounge/Dining Area (Approx 16'7 x 12'6)

A large room for entertaining with two uPVC triple glazed windows looking on to the rear aspect of the property. There is a mixture of floor and wall mounted cupboards with under cupboard lighting and integrated fridge/freezer. On your right when entering the room is the kitchen area with a stainless steel sink and a half with drainer positioned under the window. There is an integrated dishwasher and washer/dryer located under the sink. To the right of the window is the electric hob with splash back and a wall mounted extractor fan. The integrated low level electric fan assisted oven is below the countertop. There are 10 recessed ceiling lights in the kitchen and a pendant ceiling light in the lounge area, the whole room is finished with laminate flooring throughout.

Bedroom 1 (Approx 14'10 x 11'0)

Large double bedroom with views on to the front aspect through two triple glazed windows. There is a pendant ceiling light and carpeted flooring throughout.

Bedroom 2 (Approx 11'0 x 7'3)

Further double bedroom looking on to the front aspect with a uPVC triple glazed window. There is a single pendant ceiling light and carpeted flooring throughout.

Bathroom (Approx 8'3 x 7'7)

Spacious bathroom with a white 3 piece suite comprising of a WC and a wall hung sink with drawers below. There is a wall mounted mirror above the sink with sensor switch and splash back. The walk in shower has a large glass shower screen and

the extractor fan on the ceiling above. The shower enclosure has mermaid board from the shower tray up to the ceiling on three sides. The bathroom is finished with recessed ceiling lights and laminate flooring throughout.

Rates

2024 - 2025 £1,200.00

Utilities

Solar heating and hot water with 6 solar panels providing power to each apartment.

All other utilities are connected

Management Fees

The estimated fee is currently £800.00 per year. These fees cover cleaning and maintenance of the communal areas, window cleaning, gardens and lift.

Lease Information

The property is freehold with a 999 year lease.

Offers

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

Possession

Vacant possession will be given on completion by arrangement.

Viewing

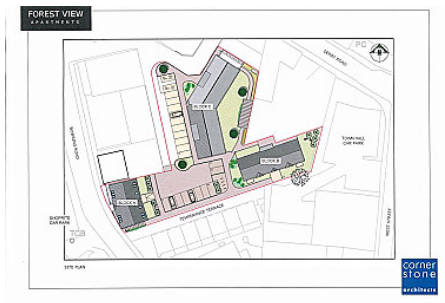
Strictly by appointment through the Agents, Cowley Groves & Co. Ltd. 9 Parliament Street, Ramsey, IM8 1AS.

To make an appointment through Managing Agents Cowley Groves:

Please contact our Ramsey office on 01624 812823 or email us on ramsey@cowleygroves.com

We look forward to being of service to you.

Cowley Groves Ramsey Team



FOREST VIEW APARTMENTS

BLOCK C

APARTMENTS 1 & 8

2 BEDROOM APARTMENT
TOTAL FLOOR AREA 674 sq ft

APARTMENTS 2 & 7

2 BEDROOM APARTMENT
TOTAL FLOOR AREA 680 sq ft

ROOM DIMENSIONS

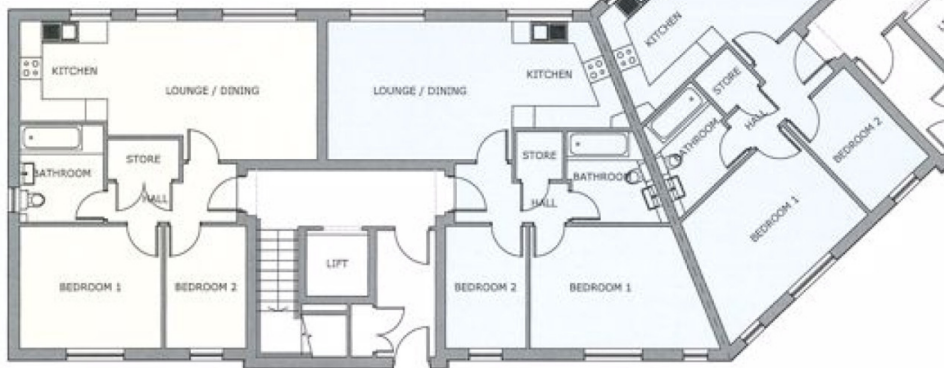
KITCHEN 9'0"x7'10"
LOUNGE / DINING 18'10"x12'6"
BEDROOM 1 12'9"x11'0"
BEDROOM 2 11'0"x7'3"
HALL 11'7"x5'3"
STORE 6'5"x3'7"
BATHROOM 8'9"x7'7"

ROOM DIMENSIONS

KITCHEN 9'7"x8'9"
LOUNGE / DINING 16'7"x12'6"
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HALL 10'2"x5'3"
STORE 4'4"x4'2"
BATHROOM 8'3"x7'7"



FRONT ELEVATION



GROUND FLOOR PLAN



REAR ELEVATION

corner
stone
architects

