



Apt. 4 Holmleigh, Brookhill Road, Ramsey, IM8 2HY

Offered with no onward chain this bright and move-in ready first-floor apartment features two double bedrooms, a bright and spacious lounge, kitchen with breakfast bar, and a bright bathroom. Large windows throughout create a light and airy feel. Benefits include allocated parking and close to the heart of Ramsey.

£169,950

Property Overview

Property Type	Apartment
Receptions	1
Bedrooms	2
Bathrooms	1

Property Details

Property Type	Apartment	Heating	Gas Fired Central Heating
Receptions	1		
Bedrooms	2	Windows	uPVC Double Glazed
Bathrooms	1		
		Garage	Allocated Parking Space



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Property Description

Accommodation

First Floor

Apartment 4

Hallway

There are two entrances into the property from the communal area on the landing, with one door entering the apartment by bedroom two and the lounge. The second entrance enters the apartment by the kitchen, with the hallway providing access to bedroom one and bathroom. Both of the hallways have lighting and are finished with carpeted flooring.

Lounge (Approx 17'3 x 14'3)

A bright, large lounge with distant sea views of Ramsey through two uPVC double glazed windows. The lounge which is finished with recessed ceiling spot lights and carpeted flooring directly accesses the kitchen and rear hallway.

Kitchen/Diner (Approx 10'1 x 9'10)

A spacious kitchen with a mixture of floor and wall mounted cupboards to two walls with under cupboard lighting. When entering the kitchen from the lounge there is a breakfast bar along the right hand wall with wall and floor mounted cupboards with under cupboard light along the end wall for storage. The kitchen continues when passing through the rectangular archway there are further floor and wall mounted cupboards with under cupboard lighting. There is a stainless steel sink and a half with drainer and mixer tap. At the far end is a low level integrated oven, 4 ring ceramic hob with splash back and extractor fan above. The kitchen is finished with recessed ceiling spot lights and linoleum flooring.

Bedroom 1 (Approx 9'10 x 9'0)

A bright double bedroom with views to the rear of the property. There is a uPVC double glazed window next to cupboard which houses the gas boiler, the bedroom is finished with recessed ceiling spot lights and carpeted flooring.

Bedroom 2 (Approx 13'4 x 6'9)

A bright double bedroom with dual aspect views to the front of the property. The bedroom is finished with recessed ceiling spot lights and carpeted flooring.

Bathroom (Approx 10'8 x 6'8)

A spacious bathroom with a white three-piece suite comprising of a WC positioned next to the window and a pedestal sink to the left with a tiled splash back and wall mounted, mirrored cupboard above. Along the left hand wall is a rectangular

shower cubicle with tiled walls and glass sliding door, adjacent to the shower enclosure is a cupboard for storage. The bathroom is finished with a uPVC double glazed frosted window, ceiling light, extractor fan and linoleum flooring.

Services

Mains water and sewage connected.

Gas heating.

Tenure

Leasehold ending on 23rd June 2977

Management Company

There is an active management company in place with the current fee set at £120.00 PCM.

Rates

£629.00 for period 2026/2027

Directions

Travelling along the Mountain Road into Ramsey, continue along the main road to the junction with Cloughbane Road and May Hill. Proceed straight ahead along May Hill and take a right hand turning onto Beaumont Road. Follow the road straight ahead where Holmleigh can be found on the left hand side, on the corner of Brookhill Road, before reaching Queen's Drive West.

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.



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



