



3 Carlton Grove, Ramsey, IM8 2JA

Purpose Built Ground Floor 2 Bed Apartment
Requiring Modernisation. Located Within a Short
Flat Walk of Local Shops, the Beach &
Promenade. Large Double Garage. Ideal For First
Time Buyers & Buy-to-Let Investors.

£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		
		Front Garden	Easily Maintained



David Garfield

Ramsey Branch Manager
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Property Description

Entrance Porch

Entering from the communal hallway into a porch with a uPVC double glazed window providing views on to the front aspect, the porch is finished with carpeted flooring.

Lounge (Approx 20'0 x 10'3)

A uPVC double glazed window is on your right when entering the room from the porch. The window provides views on to the front aspect. There are two doors which allow access to the kitchen and the accommodation part of the property. The lounge has a ceiling light and carpeted flooring.

Kitchen (Approx 14'1 X 9'0)

Spacious kitchen with a uPVC double glazed window with views on to the front aspect. There are floor and wall mounted cupboards on three sides. Located next to the standalone gas cooker which has an oven, separate grill and 4 ring hob on top is a storage cupboard. On the wall in front of you when entering the kitchen is the gas boiler. Plumbing is available for a washing machine. Along the same wall is the stainless-steel sink with drainer which has storage cupboards below. The kitchen has a fluorescent ceiling light and linoleum tile effect flooring.

Bedroom 1 (Approx 14'7 x 9'8)

Large double bedroom located at the rear of the property with a uPVC double glazed window. There is a built-in wardrobe, ceiling light and carpeted flooring

Bedroom 2 (Approx 14'7 x 9'7)

Further large double bedroom located at the rear of the property with a uPVC double glazed window and with a built-in wardrobe. The bedroom is finished with a ceiling light and carpeted flooring.

Bathroom (Approx 9'3 x 6'3)

Located next to bedroom two is the bathroom which has three piece-suite comprising of a bath which is on the left when entering the bathroom. The WC with a concealed cistern is ahead of you with a vanity unit providing shelving for storage. To the right of the bathroom is the sink with further storage provided above and below. The bathroom

Outside

There is a small sloped garden that extends along the frontage of the flat which belongs to the flat which has a small gate for ease of access.

Double Garage (approx. 37'9 x 9'5)

A large double and a half garage spanning the full depth of the apartment. The garage is accessed externally at the rear of the apartment block.

Communal Parking

Parking is available on the concrete apron at the rear of the property next to the garages.

Tenure

Remainder of a 125 lease which commenced in 1976

Service Charge

November 2025 - October 2026 - £1,550 per annum

Rates Payable: 2025 - 2026 - £1,544.53

Services

All main services are connected.

Gas fired central heating.

Double glazed throughout.

Fibre is available but not installed in the property

Fire alarm system, fully fitted with emergency lighting and break glass alarms.

Directions

Travelling from the Queens Promenade drive inland by the Queens Pier onto Queens Drive East, cross over Waterloo Road onto Queens Drive and Carlton Grove is the first building on the right hand side.

Offers

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

Possession

Vacant possession will be given on completion by agreement.

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:

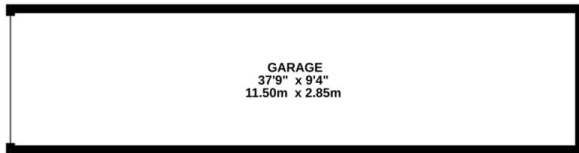
Please contact our Ramsey office on 01624 812823 or email us on ramsey@cowleygroves.com

We look forward to being of service to you.

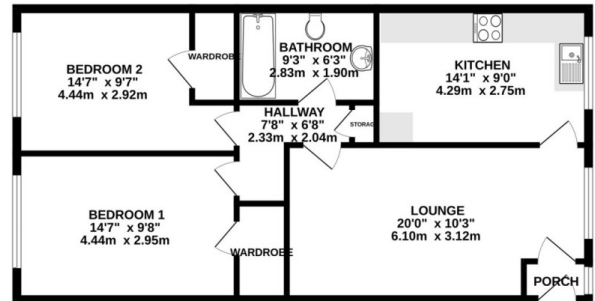
Cowley Groves & Co Ramsey Team



GARAGE
353 sq.ft. (32.8 sq.m.) approx.



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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