



Apt. 307, Queens Court, Ramsey, IM8 1LL

An inviting third floor, two bed apartment in a stunning location with lovely views over Ramsey beach and pier. The property commands one of the best positions in the development of Queens Court being at the front. Ease of access into the town of Ramsey with its shops, restaurants, swimming pool and beaches. Offered with no onward chain.

~~£165,000~~ **£149,950**

Property Overview

Property Type

Receptions

Apartment

Bedrooms

Bathrooms

Property Details

Property Type	Apartment	Cloakroom	1
Receptions	2	Heating	Communal
Bedrooms	2	Windows	Double Glazed
Bathrooms	1		



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Property Description

Hallway (Approx 9'3 x 6'6)

Upon entry into the apartment located above the door is the mains electrical board. The hallway has a ceiling light and is finished with carpeted flooring throughout.

Lounge/Dining Room (Approx for Lounge 16'7 x 12'1 and Approx for Dining Room 8'0 x 7'10)

The dining area of the lounge has a double-glazed wooden window which opens on to the enclosed balcony. There are two wall lights and carpeted flooring which flows into the lounge area of the room.

The lounge is spacious with views through a uPVC double glazed window providing views across Ramsey bay and out to Bride. A double-glazed aluminium sliding door provides access to the enclosed balcony. Within the lounge area there are wall and ceiling lights, there is an arched opening into the kitchen.

Kitchen (Approx 8'9 x 6'6)

A mixture of floor and wall mounted cupboards with wooden doors. There is a cream stone effect work top to three sides of the kitchen, with a stainless-steel sink with drainer and a half on your left. Ahead of you is a standalone electric double oven with grill and 4 ring hob on top. To your right space below the countertop for a washing machine and where the countertop finishes is space for a free-standing fridge/freezer. The room is finished with a ceiling light and carpeted flooring throughout.

Enclosed Balcony (Approx 18'1 x 6'10)

The balcony provides wonderful views of Ramsey bay across to Bride through uPVC double glazed windows which are on two sides of the balcony. There are sliding blinds on all windows. The balcony is finished with carpeted flooring throughout.

Bedroom 1 (Approx 15'2 x 15'0)

Located to the right of the hallway is a spacious bright double bedroom with two uPVC double glazed windows. One window provides views across Ramsey bay across to Bride, the second window provides views across the bay of the Queens Pier and on to Port Lewaigue beach. There is a built-in triple wardrobe with three sets of double doors, two doors are mirror fronted. The room is finished with a ceiling light and carpeted flooring throughout. A door on your right when entering the bedroom leads to:

WC (Approx 5'8 x 4'0)

The WC has a Sani-flow toilet in white and a cream pedestal sink with hot and cold taps. Located above the sink is a wall mounted mirror. The power for the Sani-flow is turned on and off by the switch located next to the mains electrical board in the hallway. The WC is finished with a ceiling light and carpeted flooring throughout.

Bedroom 2 (Approx 10'1 x 8'8)

A further double bedroom with a double wardrobe located behind the door when entering the room. There is a double-glazed wooden window with views on to the enclosed balcony. The room is finished with a wall light and carpeted flooring throughout.

Main bathroom (Approx 11'9 x 6'6)

A large bathroom with a white three-piece suite comprising of a WC located on your left when entering the bathroom. There is a vanity unit with sink and double cupboard below and shower. Located next to the shower enclosure is a storage cupboard which houses the hot water tank and is used as an airing cupboard. The bathroom has a ceiling light, extractor fan and is carpeted throughout.

Plumbing & Heating

Communal Boiler with direct hot and cold water, panel radiators throughout with thermostatic valves.

Electrical & Power

Mains distribution board located above the front door of the apartment.

Tenure Leasehold - Lease ends on 27th August 2098. There is a management company in place which has set the current service charges, which include heating and hot water, the charges are as follows:

Service Charge £1,700.00 per 6 months (Nov 25 - May 26)

Sinking Fund £1,375.00 per 6 months (Nov 25 - May 26)

Ground Rent £92.34 per 6 months (May 25 - Nov 25)

Rates: £1,527.12 for 2024 - 2025

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

Vacant possession will be given on completion by arrangement.

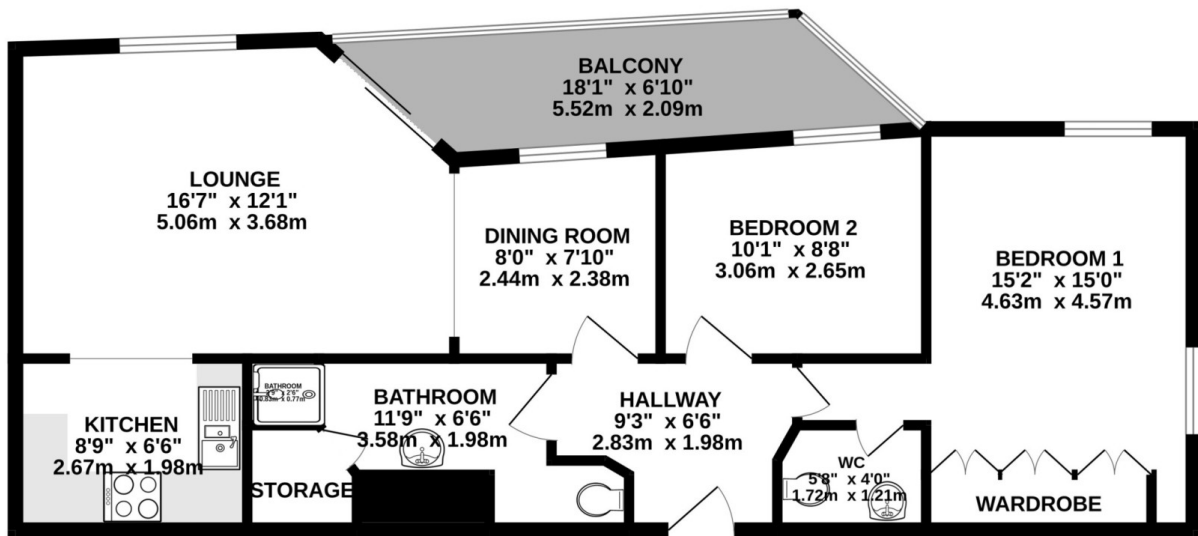
Viewing Strictly by appointment through the Agents, Cowley Groves & Co. Ltd. 9 Parliament Street, Ramsey, IM8 1AS.

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





GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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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