



## Flat 5, Viking House, Mooragh Promenade, Ramsey, IM8 3AG

Top floor one bedroom apartment with panoramic sea and mountain views. Situated within a desirable residential location. Active management company & offered with no onward chain.

~~£85,000~~ **£75,000**

### Property Overview

| Property Type | Apartment |
|---------------|-----------|
| Receptions    | 1         |
| Bedrooms      | 1         |
| Bathrooms     | 1         |

## Property Details

|               |                  |              |                                      |
|---------------|------------------|--------------|--------------------------------------|
| Property Type | <b>Apartment</b> | Heating      | <b>Gas Fired<br/>Central Heating</b> |
| Receptions    | <b>1</b>         |              | <b>uPVC Double<br/>Glazed</b>        |
| Bedrooms      | <b>1</b>         | Windows      |                                      |
| Bathrooms     | <b>1</b>         | Front Garden | <b>Communal</b>                      |



**David Garfield**

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## Property Description

### Hallway

An L shaped hallway with a large double cupboard on your left for storage, the cupboard has a frosted window which looks out to the hallway landing. At the far end of the hallway is a deep storage cupboard, in the ceiling space in front of the storage cupboard is an access hatch to the loft space. The loft space does not have any power and is not boarded. The hallway is finished with a ceiling light and carpeted throughout.

### Lounge

A bright spacious lounge with wonderful views of Ramsey bay and across to Bride. There are two uPVC double glazed windows and a fire surround with tiled hearth as a central feature for the room. The room is finished with a ceiling light and carpeted flooring throughout.

### Kitchen

A galley style kitchen which is located at the rear of the building with floor and wall mounted cupboards ahead of you when entering the room. The cupboards have grey doors and a marble effect worktop. There is a 4-ring halogen hob with an extractor fan above, below the worktop is an integrated fan assisted electric oven. There is also a standalone under the counter fridge. On your right when entering the kitchen are further cupboards and a stainless-steel sink with drainer. Below the worktop is a new standalone Hotpoint washing machine. The kitchen is finished with a ceiling light and linoleum flooring throughout.

### Bedroom

A bright double bedroom with views of Ramsey bay and across to Bride. There is a uPVC double glazed window, ceiling light and the room is finished with carpeted flooring.

### Bathroom

A spacious bathroom with white three-piece suite comprising of a corner shower which is positioned behind the door. The WC is in front of the uPVC double glazed window which has wonderful views across Ramsey to the Mountain and Mooragh park. The sink with vanity unit is next to the WC with a wall mounted cupboard above with a mirrored door.

### Services

Mains water  
 Gas Heating  
 Broadband

### Management Company Fee

Current Management Company fee of £100 Per Month.

**Rates Payable : 2025 - 2026 £607.71**

**Tenure**

Leasehold with a share of the Freehold. At present the property is leasehold with the Management Company being Kentucky Property Management Company Limited.

**Leasehold**

The remainder of a 125 year lease which commenced in 1987.

**Directions**

Travelling from Parliament Square, continue North along Bowring Road and just over the stone bridge turn right onto North Shore Road. Continue along to the Mooragh Promenade and turn right at the junction. Follow the row of properties on your right, where Viking House will be the third property from the end.

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

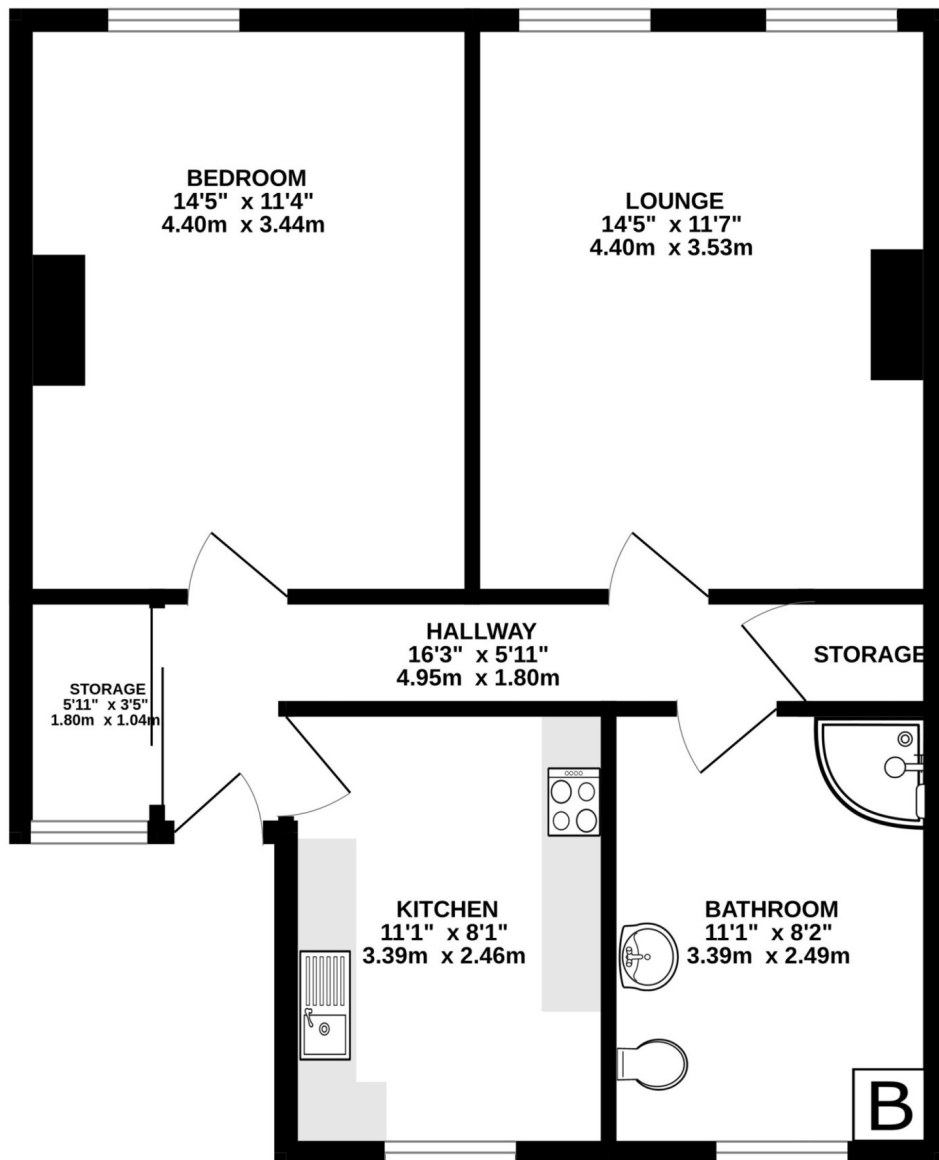
**Possession** Vacant possession will be given on completion by arrangement.

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





**GROUND FLOOR**  
587 sq.ft. (54.6 sq.m.) approx.



**TOTAL FLOOR AREA : 587 sq.ft. (54.6 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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