



110 St Pauls Apartments, St Pauls Square, Ramsey, IM8 1LE

First floor studio apartment conveniently located close to the town centre, shops and beach. Heating & hot water included in service charges. Ideal Investment. Cash buyers only and offered with no onward chain.

£50,000

Property Overview

Property Type	Apartment
Receptions	1
Bathrooms	1

Property Details

Property Type	Apartment	Heating	Communal
Receptions	1	Windows	Double Glazed
Bathrooms	1		



David Garfield

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Property Description

Communal Entrance

The communal area can be accessed via the door to St Pauls Apartments under the tunnel on your left hand side. Take the stairs or lift to the first floor and turn right and right again to the communal hallway where apartment 110 will be located on your left.

Private Entrance Hall

Coved ceiling, storage cupboard on your right and security entry phone.

Bed/Sitting Room (Approx 22'9 x 11'0')

Generous sized bed/sitting room with a large window with a mixture of single glazing and a uPVC double glazed window providing views on to St Paul's Square. The kitchenette is on your left after entering the room from the private entrance hall. There are two wall lights and concrete floor throughout.

Kitchenette (Approx 5'7 x 4'6)

Fitted with a range of wall cupboards and matching base units along two walls which have a laminated worktop incorporating an inset stainless steel sink. To your right when entering the kitchenette is a four ring ceramic hob with an extractor fan located above. There is space below the worktop for a standalone fridge. The walls have tiled splash backs and the kitchenette is finished with a wall light and laminate flooring throughout.

Bathroom (Approx 7'6 x 5'7)

Fitted with a white three piece suite comprising of a pedestal sink with a wall mounted mirror above. A panelled bath is on the far wall with a mixer tap with shower attachment with partially tiled walls. The WC is located behind the door. The bathroom has a wall light and blue laminate flooring throughout.

Lease Information:

The leasehold is with Abbey Properties Ltd, the lease expires on 29th April 2104

Service Charges

November 2024 - May 2025 £925.00 payable half yearly. This covers cost of central heating, hot water, insurance of building, light maintenance and cleaning of communal areas.

Sinking Fund

November 2024 - May 2025 £330.00 payable half yearly.

Ground Rent

November 2024 - May 2025 - £24.58 payable half yearly.

Rates Payable

2025 - 2026 £495.99

Services

Mains water, electricity and drainage. Communal Central Heating system

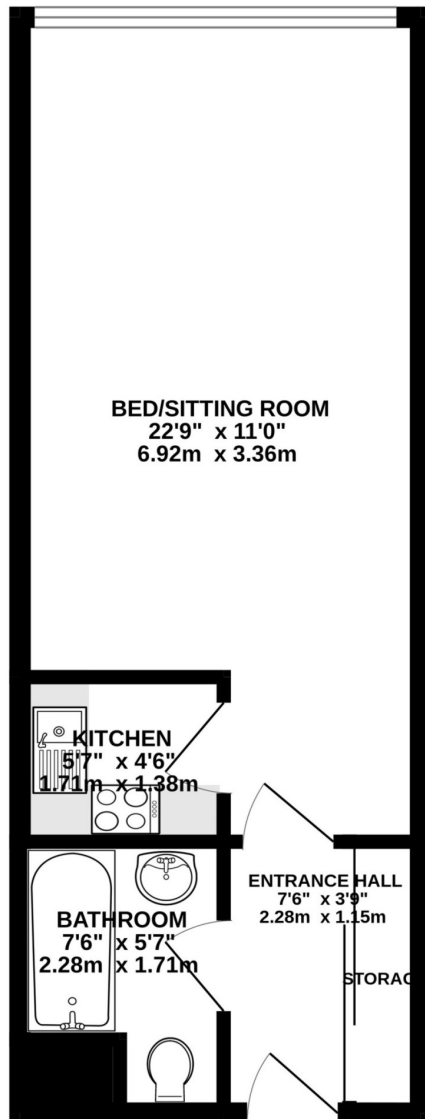
Offers All offers and negotiations through the offices of Cowley Groves & Co. Ltd.

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
329 sq.ft. (30.5 sq.m.) approx.



1 BED APARTMENT

TOTAL FLOOR AREA: 329 sq.ft. (30.5 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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