

## 107 QUEENS COURT, QUEENS PROMENADE, RAMSEY, IM8 1LQ

Purpose Built First Floor Sea Front Apartment.  
Enjoying Hill & Sea Views. Balcony. Double Glazing.  
Central Heating. Lift Access. Recently Refurbished  
Throughout

# For Sale - £135,000

### PROPERTY SUMMARY

Price:	£135,000
Type:	Apartment
Status:	For Sale
Area:	NORTH, Ramsey
Bedrooms:	3
Reception Rooms:	1
Bathrooms:	2

## FULL DESCRIPTION

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Agents Comments:- An inviting apartment in a stunning location with a lovely views over the surrounding Ramsey beach and piers. The property commands one of the best positions in the development Queens Court being of the front. One of the big pluses is the ease of access into the local town of Ramsey with its vibrant shops , boutique restaurants, quirky and interesting characters that make the town stand out.

### Accommodation

#### Entrance Hallway

A good size entrance hallway which provides access to all bedrooms, dining room and lounge. Coved ceilings throughout and oak engineered laminate floor coverings.

#### Cloaks

A fully tiled cloaks room comprising of a WC, oval sink with hot and cold mixer tap, mirror over. Floors finished with laminate floor coverings.

#### Storage Cupboard

To the left hand side there is a fully shelved cupboard with a number of coat hooks. To the right hand side is an additional cupboard which currently houses a megaflo boiler.

#### Shower Room (approx. 13'00 x 5'00)

A fully fitted shower room comprising of a low level access shower and wash hand basin. Fully tiled to the perimeter. Floors finished with vinyl floor coverings.

#### Lounge (approx. 17'00 x 14'00)

A beautifully finished lounge area with high level coved ceilings. Fully carpeted throughout and stepping up into:-

#### Sunroom (approx. 15'5 x 6'00)

An excellent space fully glazed to three sides with inward opening units. Stunning views over the Ramsey beach and Bride Headland. Floors finished with vinyl floor coverings.

#### Kitchen (approx. 7'00 x 9'00)

A well appointed Recently Installed kitchen with a range of cream floor, wall and drawer units and granite effect splash backs with matching laminate square edges work surfaces. Fully integrated appliances

## AT A GLANCE

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## INSIDE

Bedrooms:	3
Reception Rooms:	1
Bathrooms:	2
En-suite:	1
Windows:	UPVC Double Glazed
Heating:	Gas Central Heating
Furnished:	No

## OUTSIDE

Garage:	
Front Garden:	None
Rear Garden:	None

## WHO TO CONTACT



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Cowley Groves Ramsey

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comprising of washer dryer, slimline dishwasher, electric four ring hob and oven with extract hood. Fridge freezer. Floors fully tiled throughout.

**Dining Room/Bedroom 3 (approx. 9'00 x 8'00)**

Currently being utilised as a dining room this space could easily be converted into an additional bedroom. Fully coved throughout. Beautiful views up-to the Bride Headland. Floors fully finished with oak engineered laminate flooring.

**Bedroom 1 (approx. 10'00 x 9'00)**

A good size double bedroom offering views over the Bride Headland and Ramsey Beach. Fully mirrored sliding wardrobes. Floors carpeted.

**Bedroom 2 (approx. 14'00 x 14'00)**

A spacious and bright bedroom with stunning beach, bride and pier views. Fully fitted sliding mirrored wardrobes. Coved ceilings. Floors carpeted.

**En-suite Bathroom**

Comprising of a half round wash hand basin with mirror over, WC. Single ceiling light and laminate floor finishes.

**Parking**

Garage with electric operated garage door available by separate negotiation.

**Directions**

Queens Court is situated on Queens Promenade next to Kings Court.

Rates Payable £1,113.28 (incl. water rates) May 2019 - Nov 2019.

Service Charge – £1,343.75 for the half year Nov 'May 2019 – Nov 2019 which

Includes the provision of central heating and domestic hot water, building insurance, lift maintenance, external maintenance of the building and internal common areas, cleaning and lighting of the common areas etc.

Sinking Fun – £687.50 for the half year May '2019 – Nov '2019

Ground Rent – £68.40 for the half year May 2019 – Nov 2019

Tenure Leasehold: 125 years from August 1974 (as advised).

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.

To make an appointment through Managing Agents Cowley Groves

Please contact our Ramsey office on 01624 812 823 or email us on  
[ramsey@cowleygroves.com](mailto:ramsey@cowleygroves.com)

Cowley Groves are open Saturday 9.00 a.m. – 4.00 p.m.

We look forward to being of service to you

Cowley Groves Ramsey Team

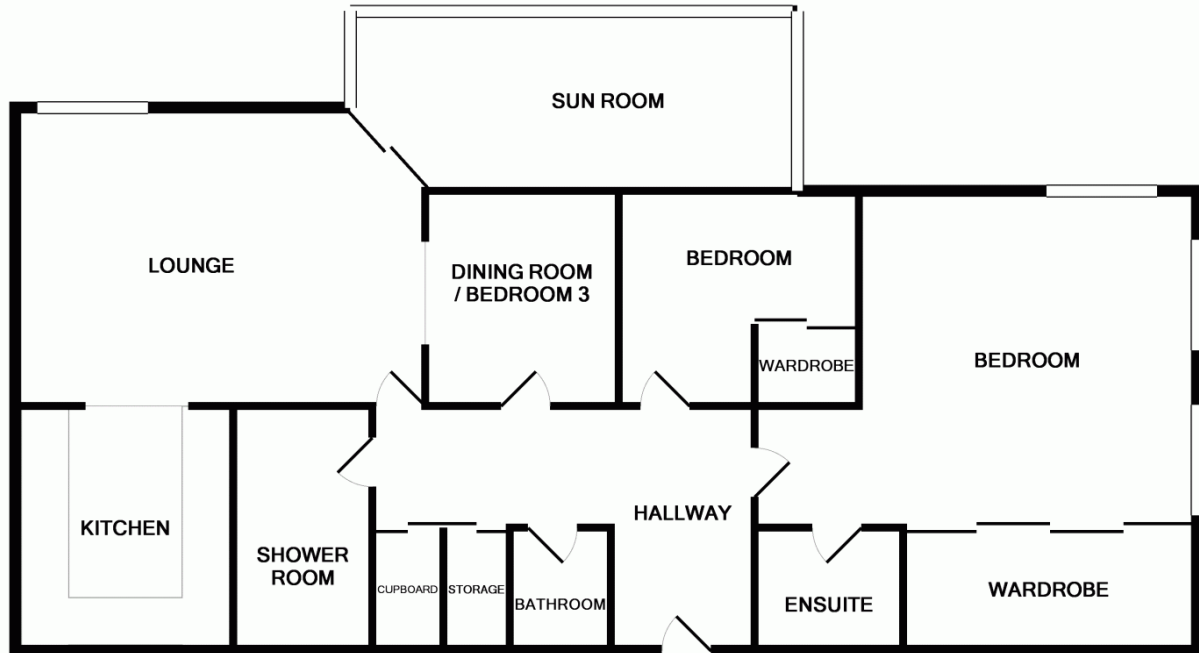
## GALLERY

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## FLOORPLANS

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TOTAL APPROX. FLOOR AREA 1125 SQ.FT. (104.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## LOCATION

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