



## APARTMENT 1, GRANVILLE, BROOKHILL ROAD, RAMSEY, IM8 2HX

3 Bedroom Ground Floor Apartment With Views Over Ramsey. Central Ramsey Town Location. Ideal For First Time Buyers.

For Sale - £155,000

### PROPERTY SUMMARY

Price:	£155,000
Type:	Apartment
Status:	For Sale
Area:	NORTH, Ramsey
Bedrooms:	3
Reception Rooms:	1
Bathrooms:	2

## FULL DESCRIPTION

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### Entrance lobby

Accessed via a communal corridor with intercom, entrance matting, individual post boxes and carpeted floors.

### Hallway

A spacious hallway with high level ceilings, large storage cupboard, floors finished with dark oak floor finishes.

### Lounge (approx. 16'00 x 14'00)

A well-proportioned lounge with high level coved ceilings, central ceiling light and four down lighters, a large bay window offers panoramic sea views, floors finished with oak floor boarding. An opening leads into.

### Kitchen (approx. 11'00 x 6'00)

A well equipped kitchen comprising of oak effect floor wall and drawer units with grey granite effect square edged work surfaces with white tiles splashbacks, integrated appliances comprise of "Zanussi" oven and grill with 4 ring hob and stainless steel extract over, "Hotpoint" washer dryer, freestanding fridge freezer, stainless steel sink and drainer with hot and cold mixer tap, floors finished with white tiles and black grout.

### Bedroom 1 (approx. 12'00 x 10'00)

A good size double bedroom with high level ceilings, 4 down-lighters, fully fitted double wardrobe with outward opening doors, floors fully carpeted.

### Bedroom 2 (approx. 9'00 x 9'00)

A spacious single bedroom with high level ceilings, 4 down lighters, storage cupboard, and floors finished with dark oak floor boards.

### Bedroom 3 (approx. 8'00 x 12'00)

A well finished double bedroom with high level ceilings, 6 down lighters, floors fully carpeted, access through a single door into.

### Ensuite Shower Room (approx. 7'00 x 6'00)

Comprising of a large main powered corner shower with sliding door, WC, half round sink with mirror and light over, towel radiator, floors fully tiled.

### Family Bathroom (approx. 9'00 x 7'00)

Comprising of a deep fill bath with folding shower screen and shower over, half round sink with tiled splashbacks and mirror over, WC, towel radiator, floors fully tiled.

### Directions

From Ramsey take the road from Parliament Square towards May Hill and continue up towards Queens Pier Road. Take the first left turning into

## AT A GLANCE

Type:	Apartment
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## INSIDE

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

## OUTSIDE

Garage:	
Front Garden:	None
Rear Garden:	None
Acreage:	0
Outbuildings:	No

## WHO TO CONTACT



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Cowley Groves Ramsey

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Brookhill Road and continue until you reach the terrace of town houses, Granville House is the first townhouse and can be identified by our For Sale board.

### **Services**

Mains water, electricity and drainage. Gas central heating.

**Rates Payable:** £TBC (incl. Water Rates 2019)

### **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 812823 or email us on [ramsey@cowleygroves.com](mailto:ramsey@cowleygroves.com)

Cowley Groves are open Saturday 9.00am – 4.00pm.

We look forward to being of service to you.

Cowley Groves Team



## GALLERY

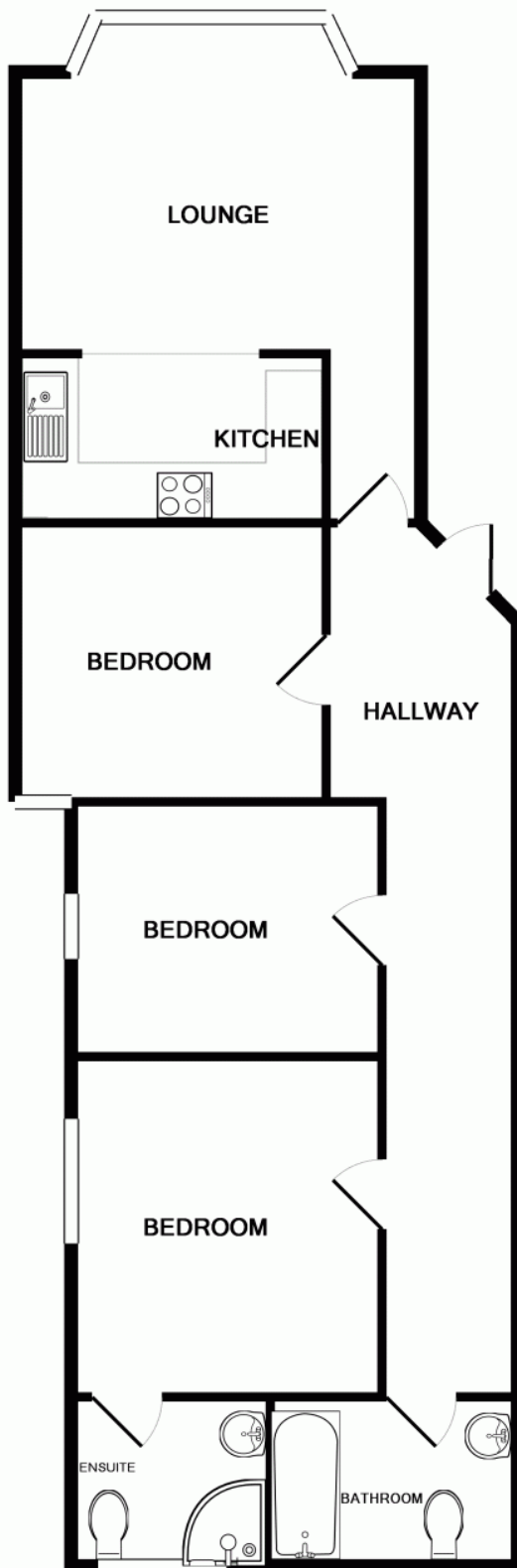
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## FLOORPLANS

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TOTAL APPROX FLOOR AREA 838 SQ FT (77.9 SQ M)

It is 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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