

## 401 ADMIRALS COURT, MOORAGH PROMENADE, RAMSEY, IM8 3AX

Purpose Built 2 Bedroom Fourth Floor Apartment With Stunning Views Over Ramsey Bay. Lift & Stairs To All Floors. Allocated Parking. Active Management Company.

**For Sale - £155,000**

### PROPERTY SUMMARY

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

## FULL DESCRIPTION

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### Communal Accommodation

#### Main Entrance Lobby

Entering through a timber glazed door the main entrance is carpeted throughout, Telecom system, stainless steel post boxes. The lobby continues to an additional lockable rear entrance which in turn provides access to a communal lift.

### Living Accommodation

#### Entrance Hallway

Entering through a timber door into a bright and spacious hallway. Fully decorated with high level coving and carpets throughout. To the end is a linen cupboard which is fully shelved with coat hooks and heating.

#### Lounge (approx. 13'00 x 15'00)

Entering off the main hallway a timber panelled fire door leads into an east facing lounge area with two large tilt and turn windows offering panoramic sea views towards Maughold and Bride. The ceilings are fully coved and the floors are fully carpeted. An opening leads into an:-

#### Open Plan Kitchen (approx. 10'50 x 10'20)

A beautifully finished kitchen with a range of white floor wall and drawer units with soft closers and stone coloured roll top work surfaces with grey decorative splash backs. To the right hand side is a stainless steel sink with separate drainer. Integrated appliances comprise of 4 ring electric hob, "Hotpoint" oven and grill, "Hoover" washing machine, fridge and box freezer and a freestanding Zanussi condenser dryer. Floors finished with stone coloured vinyl floor coverings.

### Sleeping / Bathroom Accommodation

#### Bedroom 1 (approx. 9'70 x 15'50)

A bright and spacious double bedroom with high level coved ceilings. Fully fitted double wardrobe. Tilt and turn window offering panoramic lake and hillside views. Floors fully carpeted.

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

A well finished family bathroom comprising of a deep fill bath with hand shower and folding shower screen. Oval sink with hot and cold mixer taps with light and mirror over, WC and cistern. Half height white tiling to the perimeter with decorative boarders. Floors finished with vinyl floor coverings.

#### Bedroom 2 (approx. 12'00 x 9'50)

## AT A GLANCE

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Price:	£155,000
Area:	NORTH, Ramsey

## INSIDE

Bedrooms:	2
Reception Rooms:	1
Bathrooms:	1
En-suite:	0
Windows:	UPVC Double Glazed
Heating:	Gas Central Heating
Furnished:	No

## OUTSIDE

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

## WHO TO CONTACT



Daniel Buxton - 07624 415436

Cowley Groves Ramsey

Landline: 01624 812823

Email: [dbuxton@cowleygroves.com](mailto:dbuxton@cowleygroves.com)

A well proportioned double bedroom with high level ceilings. A large window which maximise the light into the room offers panoramic parkland and sky hill views. Floors fully carpeted throughout.

### **Parking / Vehicular Access**

#### **Allocated Parking Space**

Two full size allocated parking space accessed off the main road to the rear of property.

### **Mechanical & Electrical Installations**

#### **Electrical**

Mains distribution board. Pendant lighting throughout. White double floor sockets. Single light switches.

#### **Plumbing**

Gas fired "Alpha" boiler (Recently Serviced). White panel radiators with thermostatic valves.

#### **Fire Alarm**

Fire Alarm system fully fitted with emergency lighting and break glass alarms.

### **Management Fees / Charges**

#### **Management Fees**

£1180.00 per annum payable to the management company. Rates on the car parking included.

**Rates Payable:** £979.44 per annum.

#### **Directions**

From Parliament Square drive North along Bowring Road, through the two roundabouts and take the next turning on the right into North Shore Road. Continue until the promenade then turn left and the property is along on the left hand side.

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

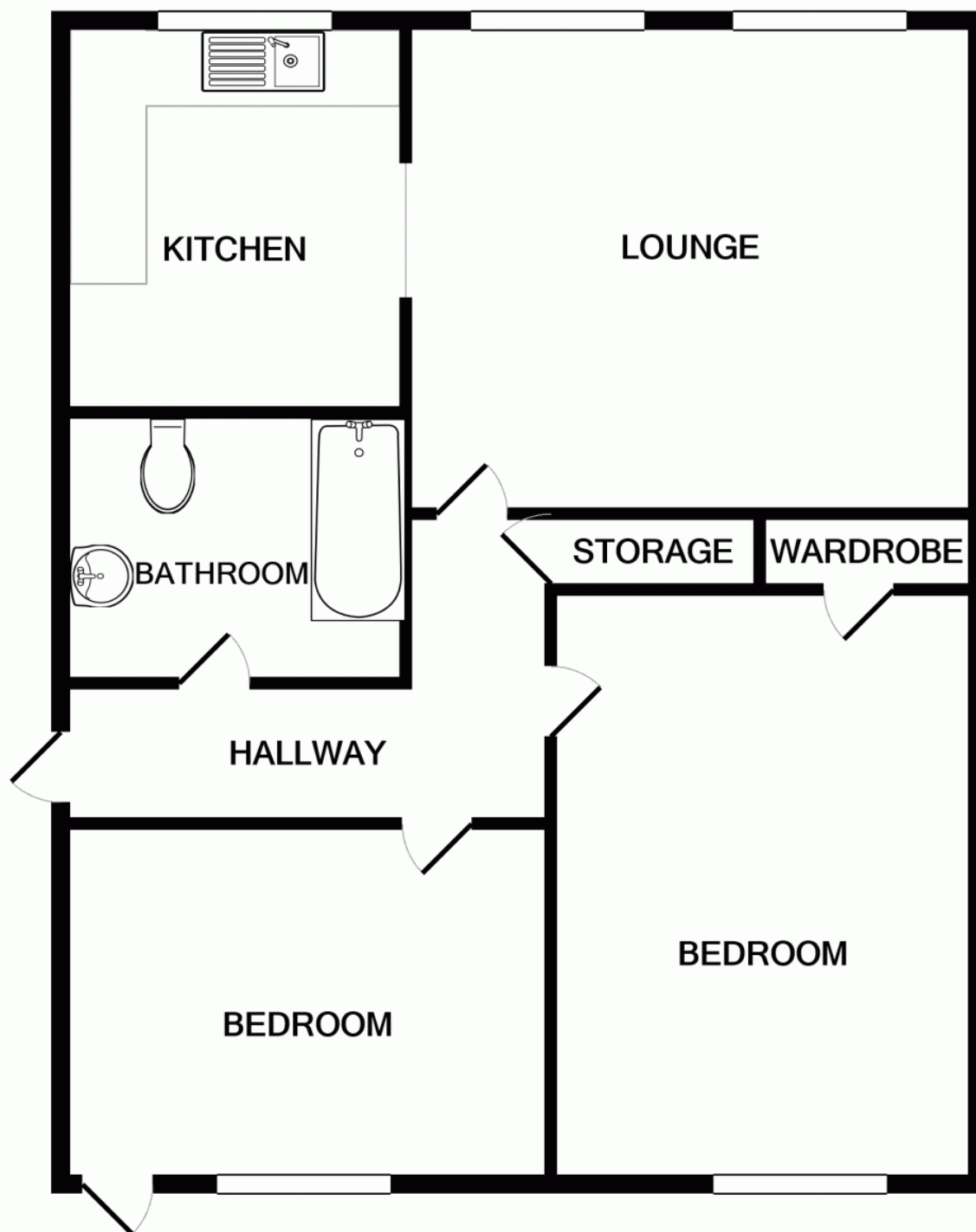
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## FLOORPLANS

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**TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.6 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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