



7 Marine Gardens, Ramsey, IM8 1EN

3 Bedroom townhouse with views over Ramsey bay to the front and the Albert Tower to the rear. Currently configured with 3 bedrooms, bathroom, office, 3 balconies and single integral garage. A short walk from Ramsey town centre. Communal gardens with established management company. Offered with No Onward Chain.

~~£335,000~~ **£315,000**

Property Overview

Property Type	Terraced
Receptions	3
Bedrooms	3
Bathrooms	1
Offices	1

Property Details

Property Type	Terraced	Cloakroom	1
Receptions	3	Heating	Gas Fired Central Heating
Bedrooms	3	Windows	uPVC Double Glazed
Bathrooms	1	Front Garden	Communal
Offices	1	Rear Garden	Communal
		Garage	Integral Single



David Garfield

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Property Description

Ground Floor

Hallway

Entering through a uPVC double glazed door to a long hallway providing access to the first floor, integral single garage and WC. Access to the underground storage is located next to the stairs to the first floor and lounge. Ceiling light and carpeted flooring throughout.

Garage (Approx 17'7 x 8'0)

Single garage with an up and over electric door with a concrete floor, mounted on the left hand wall is the electrical mains board which was installed in March 2023. Plumbing is present with space for a washing machine and pipe work enabling connection of an outdoor hosepipe. A small single pane of frosted glass provides natural light from the hallway.

WC (Approx 5'8 x 4'4)

Located at the rear of the hallway behind the garage, with a white WC and wall hung sink with a wall mounted mirror above. Ceiling light with linoleum flooring.

First Floor

Kitchen/Diner (Kitchen Approx 7'3 x 6'2 and Dining Area Approx 12'11 x 12'5)

Bright room with access to the open balcony which has fantastic views to offer of Ramsey bay and out to Bride. Open plan Kitchen with floor and wall mounted cupboards with a wood effect worktop. Stainless steel sink with drainer and mixer tap. There is a integrated oven with grill above and a 2 ring ceramic hob to the left which is near the sink. Next to the integrated oven and hob is space for a standalone fridge/freezer beneath the wall mounted cupboards. The kitchen area is finished with linoleum flooring and three ceiling spotlight. The dining area is spacious with carpeted flooring and two pendant ceiling lights.

Lounge (Approx 15'5 x 11'0)

The lounge is located at the rear of the property with a further balcony providing views of the rear aspect and up to the Albert Tower. There are two large aluminium double glazed windows and a aluminium sliding door providing access to the balcony, the lounge is finished with ceiling lights and carpeted flooring.

Second Floor

Bedroom 1 (Approx 15'7 x 8'8)

Located at the rear of the property, is a spacious double bedroom with 2 uPVC double glazed windows and a uPVC double glazed sliding door providing access to the open balcony. The room has 2 storage cupboards and a vanity unit with sink. Ceiling light and carpeted flooring.

Bedroom 2 (approx 14'1 x 12'5)

Located at the front of the property with views of Ramsey bay and out to Bride through 3 uPVC double glazed windows. The double bedroom is finished with a built in wardrobe behind the door, a pendant ceiling light and carpeted flooring.

Bathroom (Approx 7'2 x 5'6)

Located on the landing with a wood effect vanity unit with sink and WC. Above is a wall mounted mirror which slides providing access to the shelving behind. The bath has the taps located centrally and a glass shower screen with the bath having a fixed shower screen attached and extractor on the wall above. The bathroom is finished with a ceiling light and carpeted flooring.

Third Floor**Bedroom 3 (Approx 15'4 x 10'9)**

Located at the rear of the property is a further double bedroom with views to Albert Tower through a uPVC double glazed window. Ceiling light and carpeted flooring. A door provides further access to a staircase which leads to a study/fourth bedroom.

Study/Bedroom 4 (Approx 11'0 x 7'6)

Bright space with a large Velux window providing views of Ramsey bay and along the coast to Bride, this room is currently used as an office. Access to the attic with a pull down loft ladder, the loft space is boarded and has lighting. Carpeted flooring and ceiling lights.

Outside

To the front of the property is a large communal lawned area, parking and access to the garages.

To the rear of the property is a well maintained large garden with large pond and views to the Albert Tower.

Services

Mains water, electricity, drainage and gas heating.

Maintenance Fees

£650 per annum for the upkeep of the lawned area and the road as this is leasehold with South Ramsey Management Company Limited. The property itself is freehold and you are allocated 1 share of the management company.

Rates

2025 - 2026 £TBC

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

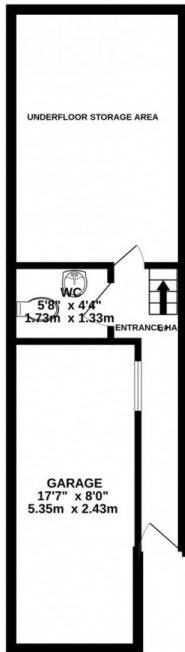
We look forward to being of service to you.

Cowley Groves Ramsey Team

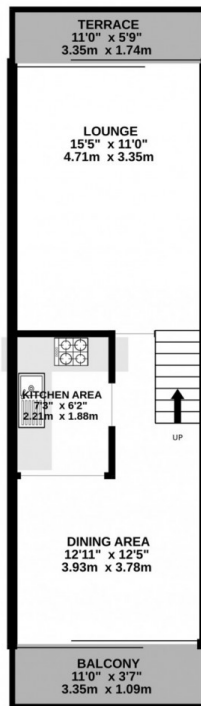




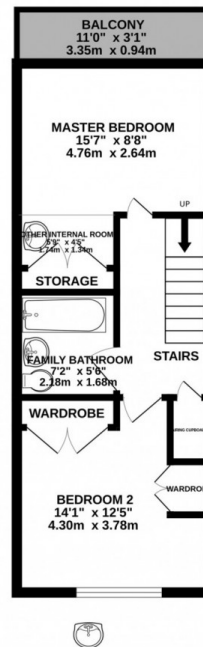
GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



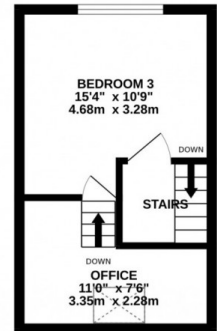
1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOP FLOOR
201 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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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