



Apt. 4 Lakeside Apartments, Park Road, Ramsey, IM8 3AR

Stunning apartment with three generously sized double bedrooms, two with ensuite bathrooms. Spacious kitchen/lounge/diner accesses the private balcony, where you can savor the park and mountain views. A designated car parking space and single garage offer storage solutions. Within easy reach of Ramsey and offered with no onward chain.

£575,000

Property Overview

Property Type

Receptions

Apartment

Bedrooms

Bathrooms

En-Suites

Property Details

Property Type	Apartment	Heating	Gas Fired Central Heating
Receptions	1		
Bedrooms	3	Windows	uPVC Double Glazed
Bathrooms	1	Front Garden	Communal
En-Suites	2	Rear Garden	Communal
		Garage	Single
		Outside Space	Single car parking space



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Property Description

Accommodation

Take the lift to the first floor where apartment number 4 will be located on the right hand side.

Hallway (Approx. 16'11 x 6'2)

Bright and spacious hallway with a storage cupboard on your right hand side housing the hot water tank and sprinkler system. The hallway is finished with recessed ceiling spotlights and carpeted flooring.

Lounge/Kitchen/Diner (Approx. 23'10 x 22'10)

Walking through a set of double doors from the hallway into a very spacious lounge, kitchen, diner. The kitchen area is fitted with Schuller German units with cream gloss doors and brushed chrome handles with the black quartz work surface extends around to the breakfast bar. There are Neff built in appliances including a ceramic hob, curved glass extractor, oven, combi microwave and dishwasher. The kitchen area is finished with oak flooring, with the lounge and dining area finished with carpeted flooring. A set of uPVC double glazed doors open on to the open balcony providing spectacular views of the Mooragh Park, Mountain and Sky Hill.

Balcony (Approx 17'1 x 6'4)

Accessible from the lounge/kitchen/diner and master bedroom, the balcony has wonderful views of the Mooragh Park, Mountain and Sky Hill. The spacious balcony has plenty of space to sit and take in the views or watch the sun set in the evening. The balcony is finished with a glass balustrade to two sides and tiled flooring.

Master Bedroom (Approx. 17'7 x 11'11)

Spacious and bright double master bedroom with wonderful views of the Mooragh Park, Mountain and Sky Hill. The master bedroom can access the balcony which is shared with the lounge/kitchen/diner via a uPVC double glazed single door and there is a further uPVC double glazed paned double door accesses the Juliet balcony. The bedroom is finished with 2 pendant ceiling light fittings, carpeted flooring and a door provides access to the en-suite bathroom.

En-Suite (Approx. 8'11 x 7'2)

Large en-suite bathroom with a four piece-suite comprising of a large walk in shower with a glass door. There is a built in Roca bath with Grohe taps and shower attachment positioned centrally, a wall hung Roca sink with drawer storage below and a wall mirrored wall cabinet with oak shelving and shaver point mounted above. To the right of the sink is the Roca WC with hidden cistern and a push button flush. The bathroom is finished with full height wall and floor ceramic tiles, recessed ceiling LED lighting and an extractor fan.

Bedroom 2 (Approx. 23'10 x 12'3)

Spacious double bedroom with a set of uPVC double glazed doors which open on to a Juliet Balcony providing views on the Mooragh Promenade and Ramsey Bay. The bedroom is finished with a pendant ceiling light and carpeted flooring throughout. A further door in the bedroom provides access to the en-suite bathroom.

En-suite Bathroom (Approx. 7'10 x 5'11)

Large en-suite bathroom with a three piece-suite comprising of a large walk in shower enclosure with a sliding glass door. Ahead of you when entering the bathroom is a wall hung Roca sink with drawer storage below and a wall mirrored wall cabinet with oak shelving and shaver point mounted above. On your left when entering the bathroom is a Roca WC with hidden cistern and a push button flush. The bathroom is finished with full height wall and floor ceramic tiles, recessed ceiling LED lighting and an extractor fan.

Bedroom 3 (Approx. 17'7 x 10'4)

A further spacious double bedroom currently used as an office has a set of uPVC double glazed doors which open on to a Juliet Balcony providing views of the Mooragh Promenade and Ramsey Bay. The bedroom is finished with a ceiling pendant light fitting and carpeted flooring throughout.

Main Bathroom (Approx. 9'0 x 6'8)

Large bathroom positioned next to bedroom three in the hallway with a with a three piece-suite comprising of a large walk in shower enclosure with a glass door. When entering the bathroom on your left is a wall hung Roca sink with drawer storage below and a wall mirrored wall cabinet with oak shelving and shaver point mounted above. In addition next to the Roca sink is the Roca WC with hidden cistern and a push button flush. The bathroom is finished with full height wall and floor ceramic tiles, recessed ceiling LED lighting and an extractor fan.

Utility Room (Approx. 5'2 x 8'10)

Accessed from the hallway there are storage cupboards along the right hand wall with a sink and a charcoal coloured counter top. Space is provided below the counter top for a washing/drying machine combined. The control panel for the heating and hot water system is mounted on the left hand wall, above the countertop by the washer/dryer is a cupboard housing the mains electrical board. The utility is finished with a pendant ceiling light and oak wood flooring.

Outside

To the front of Lakeside Apartments are lawned areas either side of the path leading from the pavement to the front door of the apartments.

To the rear of Lakeside Apartments are car parking spaces for residents and further spacing is available for visitors. The apartment sale does include a single garage which is positioned in the block of garaging at the rear of Lakeside Apartments.

Services

All main services are connected.

Gas heating and pressurised hot water cylinder.

Fibre Broadband

Sprinkler system

Management Company

There is an active management company in place with the service charge currently payable in two instalments.

1st April: £1,400.00

1st October £1,400.00

Ground Rent

£200.00 per annum payable on 1st October.

Tenure

Current lease expires on 20th October 3021.

Rates

2025 - 2026 £2,600.00 (Approx)

Directions

Drive out of Ramsey from Parliament Square towards Bowring Road across the two roundabouts. Turn right onto North Shore Road and continue for 350 meters, turn left on to Park Road. Lakeside Apartments will be around 100 meters on your right hand side.

Offers

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

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 be of service to you.

Cowley Groves Ramsey Team





GROUND FLOOR
1586 sq.ft. (147.3 sq.m.) approx.



