



Apt 7 The Waterfront, Mooragh Promenade, Ramsey, IM8 3AW

Offered with no onward chain this third floor apartment has wonderful sea views and only a short walk to Ramsey town centre. Two double bedrooms, 2 bathrooms (1 being en-suite) large kitchen and spacious lounge. Communal parking, lift access from the ground floor and a store room in the basement.

£299,950

Property Overview

Property Type	Apartment
Receptions	1
Bedrooms	2
Bathrooms	1
En-Suites	1

Property Details

Property Type	Apartment	Heating	Gas Fired Central Heating
Receptions	1		
Bedrooms	2	Windows	uPVC Double Glazed
Bathrooms	1		
En-Suites	1	Garage	Communal Parking



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Property Description

Hallway (Approx 14'9 x 3'8)

Wide hallway with entry intercom system, electric mains board, ceiling light and carpeted flooring.

Lounge (Approx 19'5 x 15'4)

Large welcoming lounge with a dual aspect view of Ramsey Harbour and out to Bride through four uPVC double glazed windows. Spacious room with an archway providing direct access to the kitchen, finished with ceiling lights and carpeted flooring throughout.

Kitchen/Diner (Approx 17'3 x 14'3)

A bright spacious kitchen/diner with wall and floor mounted cupboards along the left hand wall when entering from the hallway. Natural light floods into the kitchen with a uPVC double glazed window in the kitchen area and the windows in the lounge. The views from the kitchen window and door on to the balcony are of Ramsey Bay and Queens Pier in the distance. There is a standalone electric oven with 4 ring hob on top and extractor fan above. The stainless-steel sink with drainer is near to the uPVC double glazed paned door which accesses the open balcony. Space beneath the counter for a standalone washing machine and by the door from the hallway is ample room for a standalone fridge/freezer. The kitchen/diner is finished with two ceiling lights and carpeted flooring throughout.

Balcony (Approx 8'3 x 6'8)

Open balcony with wonderful views across Ramsey bay and out to Bride. The balcony is finished railings to three side and tiled flooring.

Bedroom 1 (Approx 15'6 x 15'4)

Large double bedroom with two large uPVC double glazed windows providing views of the inner harbour of Ramsey and Snaefell in the distance. The bedroom is finished with a ceiling light and carpeted flooring.

En-Suite Bathroom (Approx 6'3 x 4'5)

Well-proportioned bathroom with a uPVC double glazed frosted window located behind the door. There is a white coloured 3-piece suite comprising of a toilet, pedestal sink with tiled splash back and a wall mounted mirrored above. The square shower cubicle has tiled walls throughout, a Mira electric shower and bi-fold sliding doors. The bathroom is finished with a ceiling light, extractor fan and linoleum flooring.

Bedroom 2 (Approx 15'6 x 10'6)

Further good-sized double bedroom with a uPVC double glazed window providing views of the inner harbour of Ramsey and Snaefell in the distance. Positioned next to the window is a built-in double wardrobe, the gas boiler is wall mounted within the wardrobe. The bedroom is finished with a ceiling light and carpeted flooring.

Bathroom (Approx 6'9 x 6'3)

Spacious bathroom with a white coloured three-piece suite comprising of a toilet, pedestal sink with a wall mounted mirror above and a bath. The bathroom walls are partially tiled and painted throughout, there is a extractor fan, ceiling light and linoleum flooring.

Store room (Approx 9'10 x 4'8)

Large store room with lighting is located in the basement of the apartment block which can be locked and offers plenty of additional storage space.

Services

All main services are connected.

Gas fired central heating.

Fibre internet is installed in the building

Tenure

Leasehold with a share of the freehold commencing in 2001 with 225 years.

Management Company

Waterfront Management Limited with the fee currently £1,500.00 per annum for the period 12th May 2025 - 11th May 2026.

Rates

2025 - 2026 £1,925.88

Directions

From Parliament Square drive North along Bowring Road, through the two roundabouts and take the next turning on the right onto North Shore Road. Continue until the stop sign at the promenade, the apartment building is located on the right hand side at the junction. The front door of the building is located on the Mooragh Promenade.

Offers

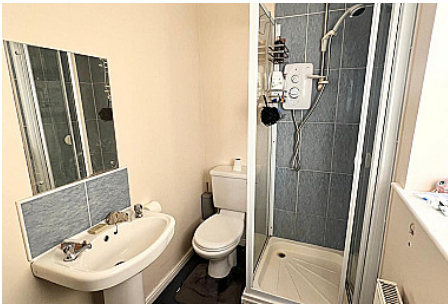
All offers and negotiations through the offices of Cowley Groves & Co. Ltd.

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.



APARTMENT 5 FLOOR PLAN
1008 sq.ft. (93.7 sq.m.) approx.

