





## SUMMARY

Competitively priced spacious three bed purpose built apartment in convenient Ramsey location. Would ideally suit an investor seeking an excellent return capable of achieving greater than an 8% gross yield.

The property has been fully modernised and improved throughout to create a well proportioned apartment set over three floors that is presented in excellent decorative order.

The extensive list of improvements made to the property include new floor coverings throughout, new uPVC windows, newly installed wall and base Kitchen units, a new and contemporary tiled family bathroom, the addition of sunpipe lighting and new velux windows on the upper floor and the installation of inset LED lighting throughout..

The property is accessed via a private entrance door on the ground floor, and is immediately presents a stair case to the first floor that includes each of the principal reception rooms. A well proportioned Lounge with distant rural views incorporates an open fire place with multi fuel stove. Double doors open to a separate Dining Room. An Inner Hallway provides access to the newly installed modern Kitchen with a range of appliances included within the asking price. The first floor also houses a newly installed and contemporary Family Bathroom with P shaped shower bath, WC and wash basin. The rear door provides access to the fire escape and parking bays beyond.

There are three double bedrooms appointed on the upper floor, each of which are light and bright with new velux windows. The upper floor also provides access to the loft space, with a sunpipe lighting on the Landing area.



### ADDITIONAL INFORMATION

- Gas Fired Central Heating System
- Worcester Boiler
- New uPVC Windows
- Recently Modernised to a Good Standard
- Repairs made to Roof
- Newly Insulated
- Excellent Investment Opportunity
- Likely to Achieve Returns Greater than 8%
- Flying Freehold Tenure
- Suitable for Cash Buyers

### DIRECTIONS

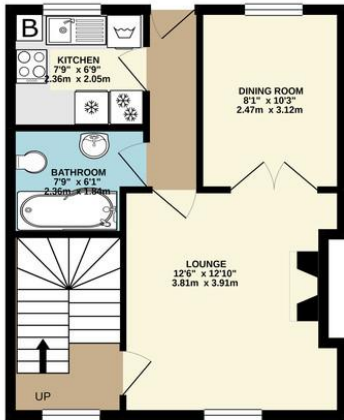
Travel through Ramsey, passing Parliament Square continue straight over two mini roundabouts before crossing over the Sulby River. Turn immediately right onto North Shore Road, taking the second right onto Shipyard Road. Take the second left turn where the property can be found at the end of Templar Terrace.



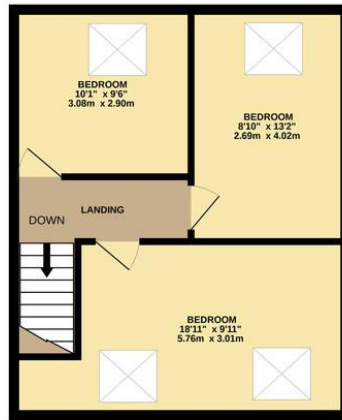
GROUND FLOOR  
33 sq.ft. (3.1 sq.m.) approx.



FIRST FLOOR  
423 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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