

SERVICES

All mains services are installed.
Gas Fired central heating.
uPVC double glazing.

ASSESSMENT

Rateable value £88 Approx Rates payable £819.54 (incl. of water rates).

TENURE

LEASEHOLD – 125 year lease.

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.
Not to scale for identification purposes only
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16 Godred Court, Kings Reach, Ramsey
Ref No DRP01260

- First Floor Purpose Built Apartment
- Sought After over 50's Sheltered Housing Development
- 1 Double Bedroom
- Shower Room
- Large Lounge/Diner
- Fitted Kitchen
- South Facing Balcony with Views to the Hills
- Communal Gardens
- Gas Fired Central Heating
- Double Glazing
- 24 Hour Warden



PRICE £155,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

01624 825995

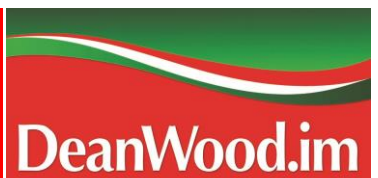
castletown@deanwood.co.im

RAMSEY

60 PARLIAMENT STREET
ISLE OF MAN
IM8 1AJ

01624 816111

ramsey@deanwood.co.im



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The price is to include the fitted floor coverings.

DIRECTIONS TO PROPERTY:

From Parliament Square travel North towards Andreas and at the top of Bowring Road turn left onto Jurby Road. Take the fourth turning on the right into Clifton Drive. The Complex can be found on the right hand side.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE HALL uPVC door with leaded glass window. Stairs to first floor. Consumer unit.

SHOWER ROOM (7'5" x 5'10" approx) Modern white suite comprising Large walk-in shower with mains shower over, vanity hand wash basin with cupboards below and hidden cistern WC. wood effect flooring. Extractor fan. Vertical Radiator.

LOUNGE/DINER (14'7" x 12'5" approx) Bay window to the rear aspect. Electric fire with mantel. Radiator. Television point. Coved ceiling.



FITTED KITCHEN (9'8" x 6'7" approx) Beech effect eye level and base units with laminate worktop over. Electric oven & grill. Electric hob with filter hood over. Valiant gas boiler. Vinyl floor covering. Window to the rear aspect. Washing machine plumbed. Space for under counter fridge and freezer. Radiator. Coved ceiling.

BEDROOM (19'2" x 12'8" approx) Window to the front aspect with views to the hills. Patio door leading to the Balcony. Coved ceiling. Built in wardrobes. Radiator.



OUTSIDE

Communal gardens with paths, lawns, flowers, shrubs and decorative ponds. Communal parking available in the Development.