

SERVICES

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

ASSESSMENT

Rateable value TBC Approx Rates payable TBC (incl. of water rates).

TENURE

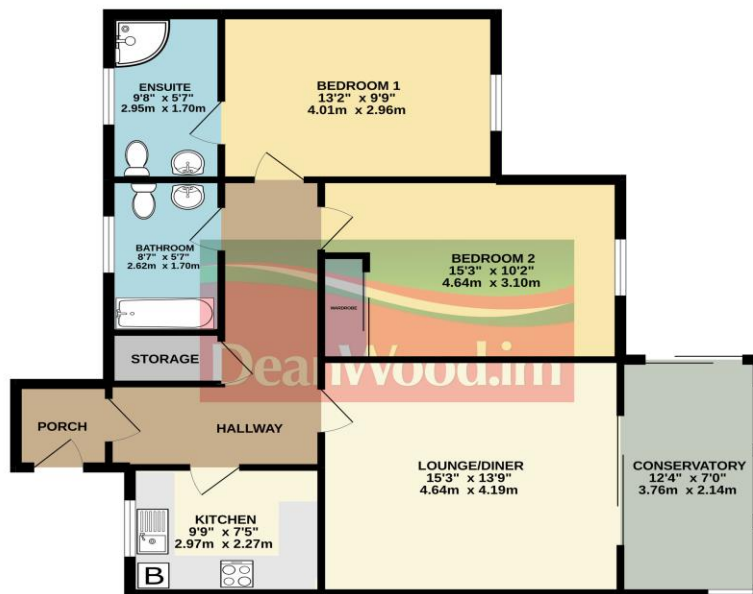
LEASEHOLD - 125 years from 1988 approx. Service Charge is £1232 per annum payable half yearly in advance (subject to annual review). To cover the costs of maintenance to grounds, gardens and periodic repair of structure of building and landlords equipment, administration costs, other sundry expenses.

RESALE You are free to choose the price and the buyer can benefit from any increase in property value. There will be a 1% administration charge, legal expenses and fees on assignment of the lease.

VACANT POSSESSION ON COMPLETION

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

GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.
Not to scale for identification purposes only.
Made with Hergo 10/2022

3 Christian Close, Ballastowell Gardens, Ramsey
Ref No DRP01265

- Ground Floor Purpose Built Apartment
- Attractive Retirement Development
- Lounge/Diner
- 2 Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Conservatory
- Gas Central Heating
- Double Glazing
- Landscaped Communal Gardens
- Residents Parking
- Views to the Hills
- Garage by Separate Negotiation



PRICE £195,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

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CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

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RAMSEY

60 PARLIAMENT STREET
ISLE OF MAN
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The price is to include the fitted floor coverings.

DIRECTIONS TO PROPERTY: From Parliament Square travel up Brookfield Avenue, pass the entrance to Ramsey Golf Club and take the turning on the left hand side before entering Cloughbane Drive. Continue past Brookfield Nursing Home and follow the Road round to the Residents parking area. Follow the footpath to Christian Close which is located on the right hand side, Number 3 is clearly identified by our 'For Sale' Board.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE Wooden entrance door leading to a porch with a radiator.

ENTRANCE HALL Spacious hallway with radiator.

FITTED KITCHEN (9'9" x 7'5" approx) Eye level and base units with laminate worktop over. Freestanding Oven/grill. Stainless steel sink and drainer. Tiled splashback. Window to the front aspect. vinyl floor covering. Space for fridge/ freezer. Space for Washer/Dryer. Valiant Gas Boiler.

LOUNGE/DINER (15'3" x 13'9" approx) Patio sliding doors leading to the Conservatory. Radiator. Coved ceiling.



CONSERVATORY (12'4" x 7'0" approx) Mostly glazed construction with sliding door leading to the patio area.

BEDROOM 2 (15'3" x 10'2" approx) Window to the rear aspect. Built-in mirrored wardrobe. Radiator.



BEDROOM 1 (13'2" x 9'9" approx) Window to the rear aspect. Radiator.

EN-SUITE (9'8" x 5'7" approx) Suite comprising pedestal hand wash basin. WC. Corner shower cubicle with mains shower over. Opaque glazed window. Radiator. Vinyl floor covering.

FAMILY BATHROOM (8'7" x 5'7" approx) Suite comprising panelled bath with shower attachment over. WC and pedestal hand wash basin/ Opaque glazed window. Radiator. Vinyl floor covering.

