

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).

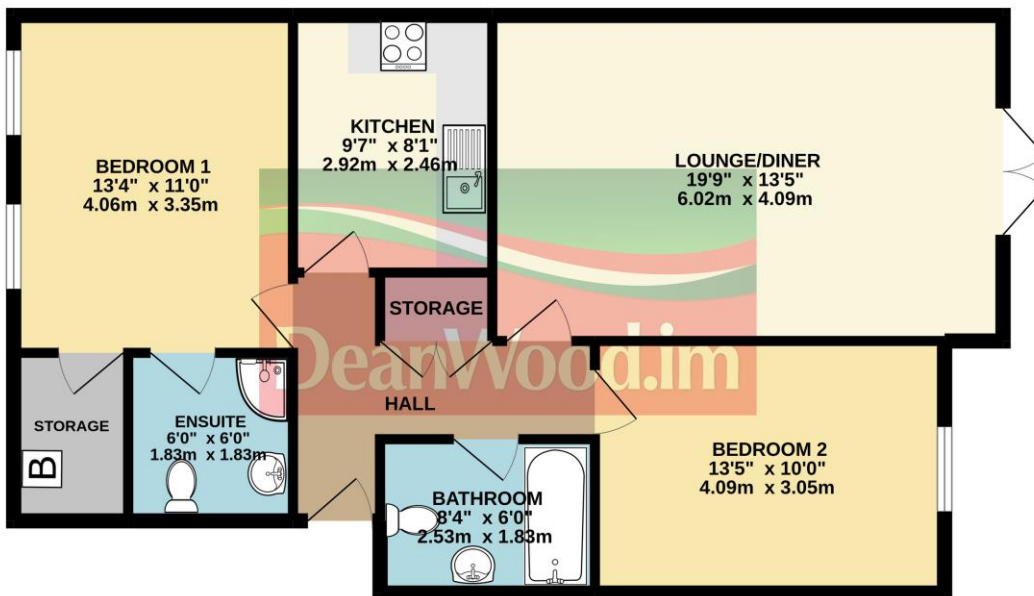
TENURE

LEASEHOLD

VACANT POSSESSION ON COMPLETION

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

GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.
Not to scale-for identification purposes only
Made with Metropix ©2022

8 The Elms, Lezayre Road, Ramsey
Ref No DRP01270

- Purpose Built Ground Floor Spacious Apartment in Secure Gated Development
- Recently Decorated
- Large Lounge/Diner
- 2 Double Bedrooms
- Newly Fitted Kitchen
- Bathroom & 1 En-Suite Shower Room
- Private Patio Area
- Communal Gardens
- Designated Parking Space
- Gas Central Heating
- Double Glazing



PRICE £235,000

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



These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

The price is to include the fitted floor coverings.

DIRECTIONS TO PROPERTY:

From the traffic lights at Parliament Square follow Lezayre Road out of Town where the Elms will clearly be seen on the right hand side opposite the Ramsey Grammar School East Building, clearly identified by our 'For Sale' Board.

In greater detail the accommodation comprises:

COMMUNAL ENTRANCE Hardwood glazed entrance door. Stairs to all floors. Secure entry phone system. Post boxes.

PRIVATE ENTRANCE DOOR

ENTRANCE HALL Coved ceiling. Secure entry phone. Radiator.

UTILITY CUPBOARD Washing machine plumbed. Space for a tumble dryer.

BEDROOM 1 (13'4" x 11'0" approx) 2 windows overlooking the front aspect. Coved ceiling. Radiator. Television point. **Storage room** with Gas Boiler.

EN-SUITE SHOWER ROOM (6'0" x 6'0" approx) White suite comprising Pedestal hand wash basin and push back WC. Corner shower cuble with mains shower. Part tiled walls. Vinyl floor covering. Extractor fan. Radiator.



FITTED KITCHEN (9'7" x 8'1" approx) Newly fitted matt eye level and base units with granite worktop over. 1 ½ bowl composite sink and drainer. Upstand splashback. Oven/Grill. 4 ring induction hob. Wood effect flooring. Ceiling downlights.

FAMILY BATHROOM (8'4" x 6'0" approx) White suite comprising panelled bath with shower over, pedestal hand wash basin and WC. Wood effect flooring. Extractor fan. Part tiled walls. Radiator.



BEDROOM 2 (13'5" x 10'0" approx) Window overlooking the rear aspect. Large wardrobe with sliding doors. Coved ceiling. Television point. Radiator.

LOUNGE/DINER (19'9" x 13'5" approx) Patio doors leading to small patio area. Coved ceiling. Radiator. Television point.

