

12 Kermode Close, Ballastowell Gardens, Ramsey
Ref No DRP01281

- Ground Floor Purpose Built Apartment
- Popular over 50's Development
- Stunning Southerly Hill Views
- 2 Double Bedrooms
- 2 Shower Rooms (1 en-suite)
- 2 Reception Rooms
- Modern Kitchen
- Private Patio Area
- Communal Gardens
- Active Management Company



PRICE £205,000

RAMSEY

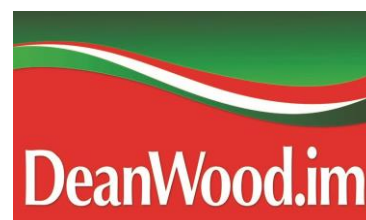
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The price is to include the fitted floor coverings.

DIRECTIONS TO PROPERTY

From the traffic lights at Parliament Square proceed down the side of the Former Raymotors Petrol Station and Show Room on Brookfield Avenue. Continue up the rise to Cloughbane Drive. Turn left towards Brookfield Nursing Home and then bear right where Ballastowell Gardens will be seen straight ahead. Kermode Close is the first block with the property being in the second to last block on the right hand side.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE VESTIBULE Radiator. Consumer unit. uPVC door to entrance hall.

ENTRANCE HALL Cloaks cupboard. Radiator.

FITTED KITCHEN (9'2" x 7'8" approx) Beech effect eye level and base units with slate effect worktop over. Ceramic sink and drainer. Tiled splashback. Neff electric oven and Neff 4 ring induction hob with filter hood over. Space for a fridge/freezer. Washing machine plumbed. Alpha Gas combination boiler. Window overlooking the front aspect.



LOUNGE (15'6" x 14'0" approx) Coved ceiling. Feature freestanding electric fire. Television point. Radiator. Sliding patio doors leading to:-

SUN ROOM (11'7" x 7'0" approx) South facing overlooking the communal gardens offering hill views also. Solid insulated roof. Doors to the patio area.

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SHOWER ROOM (8'4" x 5'7" approx) Modern white suite comprising with hidden cistern WC and vanity hand wash basin with cupboards below. Large walk in shower cubicle with aqua board to the shower area. Wall mounted mirror. Tiled splashback. Opaque glazed window. Radiator.

BEDROOM 2 (15'5" x 10'5" approx) Window overlooking the communal gardens and offering hill views. Large fitted wardrobe. Television point. Radiator.

BEDROOM 1 (15'3" x 10'4" approx) Window overlooking the communal gardens and offering hills views. Large fitted wardrobes. Television point. Radiator.



EN-SUITE SHOWER ROOM (10'6" x 9'5" approx) Modern white suite comprising hidden cistern WC and vanity hand wash basin with cupboards below. Shower cubicle with mains shower over. Opaque glazed window. Tiled to the shower area. Tiled splashback. Wall mounted mirror with light over.

OUTSIDE

The property benefits from a large storage cupboard to the left of the front door. Well maintained attractive communal gardens interspersed with footpath and convenient residents parking close by. The property also benefits from generous south facing patio areas.

SERVICES

All mains services are installed.
Gas Fired central heating.
Modern uPVC doors and windows.

ASSESSMENT

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

TENURE

LEASEHOLD - Leasehold with the balance of an original 125 year lease dating from around 1988. There is an active Management Company which has set the current Service Charge at approx £625.00 for the 6 month period Nov '22 – May '23 to cover the cost of the secretary, maintenance of the extensive grounds and gardens, periodic repair of the buildings, landlords equipment, administration costs and other sundry expenditure. It should also be noted that the Management Company currently adopts an "umbrella" insurance policy for all conservatories/sun lounges within Ballastowell Gardens at an annual premium of around £17.00 per property. On re-sale there is a 1% administration charge on the value of the property plus the payment of any arrears of service charges, legal expenses and fees on the assignment of the lease. The minimum age for an owner occupier is 50 years of age although a younger aged purchaser may be accepted at the discretion of the Management Company which would then be confirmed in writing.

VACANT POSSESSION ON COMPLETION

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

