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107 Queens Court, Ramsey, IM8 1LQ
Asking Price £129,500

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A recently modernised and fully decorated double glazed Apartment in a sunny position on the sea front, enjoying panoramic views over Ramsey Bay from Maughold Head to Bride and Cumbria. New Kitchen, Lounge and enclosed Balcony. Master bedroom with ensuite toilet and wash hand basin. 2nd Bedroom, Shower Room, separate Toilet with wash hand basin. To include newly fitted carpets, curtains, blinds and light fittings.



LOCATION

Off Queens Promenade.

COMMUNAL ENTRANCE FOYER

With intercom to the apartment.

COMMUNAL ENTRANCE HALL

Lifts and stairs.

PRIVATE HALL

Airing cupboard, new hot water cylinder. Wooden flooring.

LOUNGE 12'6" x 16'

3 wall lights. Telephone point. 2 radiators. 9 power points. Television and satellite aerial. Patio doors to:

ENCLOSED BALCONY 5'8" x 17'

UPVC double glazed opening windows. Radiator. Views across the bay.

DINING AREA 7'6" x 8'6"

Radiator. 3 power points. 2 wall lights. Wooden flooring.

KITCHEN 8' x 6'

New kitchen wall and base units with cupboards and drawers. 1 ½ bowl stainless steel sink unit with mixer taps. Work surfaces. Washing machine and dishwasher included. Electric hob, double oven, cooker hood and fridge freezer. Under cupboard lighting. 8 power points. Sliding door to lounge.

SHOWER ROOM

Shower cubicle 1.7m with shower (could be replaced with bath). Pedestal wash basin. Tiled walls and floor. Mirrored vanity unit with sliding doors. Large vanity mirror. Vent. Radiator. Towel rails.

SEPARATE WC

Wash hand basin. Towel rails.

BEDROOM 1 10'3" x 13'5"

Large built in mirrored wardrobe with hanging and shelves. Dual aspect windows facing north to Bride and east to Maughold and Cumbria. Radiator. 2 wall lights. 6 power points.

ENSUITE

Toilet and wash hand basin. Vanity mirror. Towel rails.

BEDROOM 2 10'3" x 8'4"

Mirrored wardrobe. Radiator. 2 wall lights. 6 power points.

TENURE

LEASEHOLD - 125 years from 1974.

SERVICE CHARGE: £1,343.75 paid half yearly in advance. This covers building insurance, lift maintenance, caretaker, security, cleaning and heating of communal areas and includes hot water and central heating for the apartment. SINKING FUND: £687.50 paid half yearly in advance, this goes towards any future repairs and ongoing work.

GROUND RENT: £60.22 paid annually in arrears.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

RATES

RATES PAYABLE: £1,091.30

POSSESSION

On completion.

The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

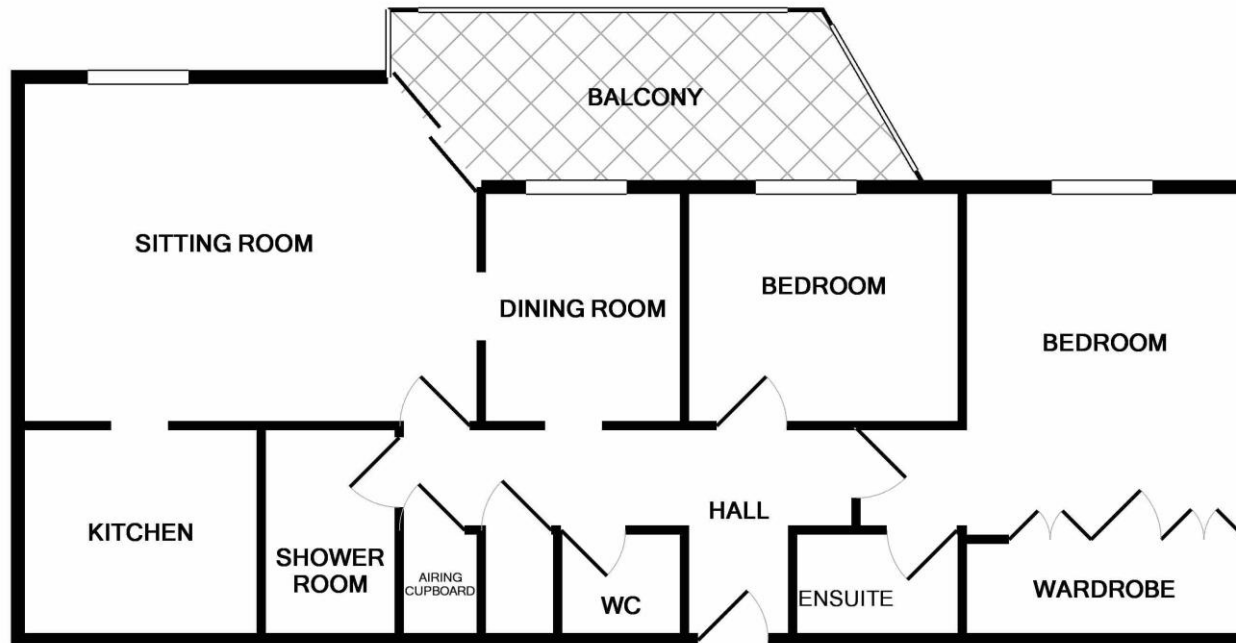
VIEWING

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Since 1854

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