



**PENTHOUSE, 2 ADMIRALS COURT MOORAGH PROMENADE
RAMSEY, IM8 3AY**

£385,000
LEASEHOLD

Rare opportunity to acquire a 3 bed Penthouse Apartment offering truly stunning panoramic coastal, park and mountain aspects with off-road parking and Double Garage. Offered for sale with no onward chain. Apartment is wheelchair accessible at the front and back entrance and inside all the doorways are wide enough for wheelchair, Both en suites are wheelchair accessible.



• Beautifully Appointed Penthouse Apartment • Lift Access Directly into Apartment • Stunning Panoramic Coastal Views to the Front and Park and Mountain Views to Rear • Waterfront Location • 2 En Suite Bedrooms, Master with Dressing Area • Third Bedroom come Study • Very Spacious Lounge/Diner • Well Proportioned Breakfast Kitchen and Separate Utility • Double Garage with Electric Up & Over Door and Additional Parking • Offered for Sale with No Onward Chain



Summary

A rare opportunity to acquire a genuine Penthouse Apartment offering truly stunning panoramic coastal, park and mountain aspects with off-road parking and Double Garage.

Admirals Court is a commanding 5 storey, 5 block apartment building conveniently located on Mooragh Promenade with both the beach and Mooragh Park on its doorstep and Ramsey town centre within easy reach. Constructed in 1993, Admirals Court provides all of the benefits of a modern purpose built apartment, and is lovingly cared for and maintained by the leaseholders who have run the management company between the owners from outset, apartment is wheelchair accessible at the front and back entrance and inside all the doorways are wide enough for wheelchair Both en-suites are wheelchair accessible.

Penthouse 2 naturally stretches across the entire top floor of block 2 of Admirals Court, and like a traditional penthouse benefits from lift access directly into the Hallway of the apartment. For those with plenty of energy, the apartment can also be accessed from both front and rear staircases to the reach the fifth floor.

The apartment comprises a generous Lounge/Diner the expands the full width of the apartment, and therefore provides the most delightful views over Mooragh Park at the rear and out to Snaefell in the distance, whereas the front aspect has arguably the best coastal views the Island has to offer with the Lake District visible in the distance on clear days.

Off the Lounge is a well proportioned Kitchen with a convenient Breakfast Bar and is packed with an excellent range of high quality appliances include five ring gas hob, stacked inset ovens, integrated dishwasher and tall free standing fridge freezer. Similarly to the Lounge, the Kitchen offers the same stunning coastal views. Opposite the Kitchen is a compact Utility Room with washing machine and tumble dryer as well as excellent storage.

The Apartment comprises of three Bedrooms, with the added flexibility of utilising the third Bedroom as an excellent Study space or Home Office as required. The principal Bedroom is spacious and front facing with built in wardrobes and both En Suite facilities and a Dressing Area. The En Suite facilities include a bath and separate corner shower cubicle, wash basin, WC and bee-day. A second equally spacious Bedroom offers views to the rear and

also houses generous built-in wardrobes, airing cupboard and en-suite facilities with modern walk-in shower, wash basin and WC.

The third Bedroom houses access to one of two loft spaces, with large opening and pull down ladder. The loft space is fully boarded with light and power and houses a recently installed gas fired combination boiler that services the apartment. Completing the accommodation is a guest WC with wash basin.

Outside, a well maintained and presented frontage to the property is a few steps from the beach. At the rear there is both stepped and disability access to the block, beyond which is a large car park with allocated marked parking spaces. Included with the property is an extended double garage with fob operated electric up and over door, power, lighting, water and shelving as well as a dedicated space to park in front.

Additional Information

- uPVC Double Glazing with tilt and turn windows
- Gas Fired Central Heating
- 125 Year Leasehold that commenced 1993
- Annual Service Charge £2,480
- Ground Rent £606.74
- Rates (Inc Water & Garage) £2,108.50

Directions

From Parliament Square travel in a northerly direction and after travelling over two mini roundabouts take the next right turn onto North Shore Road. Continue to the end of the road taking a left turn onto Mooragh Promenade. Travel for a short distance whereby Admirals Court is the penultimate apartment block on the left hand side prior to reaching Ramsey Park Hotel.

The Penthouse is situated in block 2 of Admirals Court. A member of the Partners Real Estate Team will meet you at the time of your allocated viewing appointment outside the front of block 2 on Mooragh Promenade to arrange access to the Apartment.



GROUND FLOOR
1847 sq.ft. (171.6 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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