



## 10 ASCOG HALL STANLEY MOUNT EAST RAMSEY, IM8 1NP

£165,000  
LEASEHOLD

Fully modernised affordable property offered for sale with stunning sea views.

This third floor 2 bed fully refurbished flat takes full advantage of its elevated position offering the most stunning views across Ramsey Bay, beach and Queens Pier.

Located within a short walk of the beach, Promenade and Ramsey town centre, for sale with no onward chain.

 Plum  
Properties

T: 01624 820600  
E: [hello@plumproperties.im](mailto:hello@plumproperties.im)  
W: [www.plumproperties.im](http://www.plumproperties.im)

# 10 ASCOG HALL STANLEY

- Fully Modernised Third Floor Flat • Stunning Coastal Views Across Ramsey Bay • Offered for Sale with No Onward Chain • 2 Well Proportioned Bedrooms • Master with Stunning Sea Views • Lounge/Diner with Panoramic Beach and Coastal Aspects • Newly Fitted Modern Kitchen • New Shower Room • New Roof on Building • Capable of Achieving a Gross Yield of 7%



## Summary

Ideal for first time buyers, a beautifully presented and affordable third floor flat located just off Ramsey Promenade offering the most breathtaking 180 degree views that change from window to window.

Ascog Hall is an imposing and attractive Victorian building that is maintained by an active management company, with the building having undergone significant improvements post covid including an extensive roof repair.

Available with no onward chain, this 2 bed flat is accessed via an expansive period staircase leading the third floor. Upon entering the flat, and travelling the length of the Hallway to reach a generous and unique Lounge/Diner with five windows each of which presents a different, but equally stunning aspect. Taking advantage of its elevated position, the Lounge provides panoramic views across Ramsey Bay as well as the beach and Queens Pier to the east, with green and leafy views up Ballure Road to the south and to Alberts Tower to the west.

If you are able to drag yourself away from the Lounge, this fully refurbished flat also provides a newly fitted Kitchen with dark grey high gloss base and wall units with contrast counter top all of which is complemented by modern effect vinyl flooring. Appliances include a free standing fridge freezer,

electric oven with space provided for a washer/dryer.

The flat offers two Bedrooms, one of which is a large double room with similar attractive views to the Lounge, The second bedroom would also work well as a study or home office providing that all important work from home space, A newly fitted Shower Room has a large shower cubicle, wall panelling, wash basin and WC.

Whilst there is no dedicated parking with the flat, it is located in an area with no parking restrictions, and ample roadside parking within close proximity.

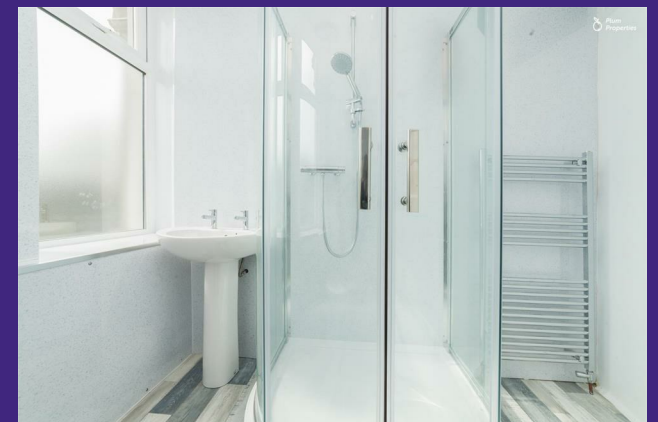
## Additional Information

- Third Floor Appointment
- Gas Fired Central Heating
- Double Glazed
- Fibre Broadband Installed in Building
- Roadside Parking
- Balance of 999 Year Lease Remaining
- Service Charge - £100pcm
- Capable of achieving a gross 7% yield

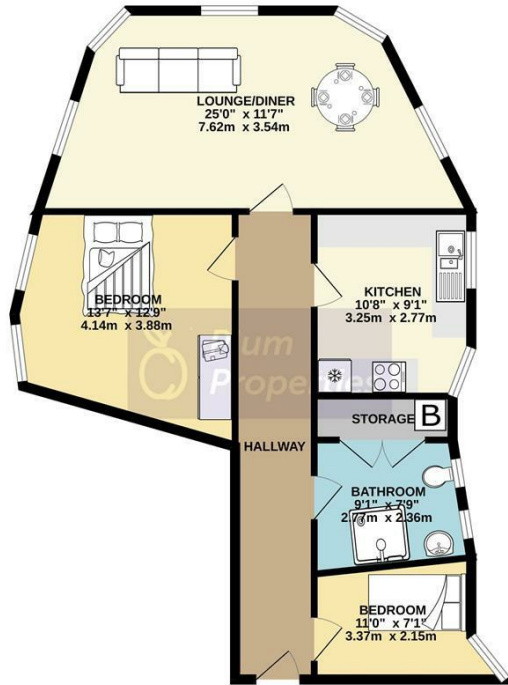
## Directions

Leaving Parliament Square take a left turn into Waterloo Street (A2) sign posted for Laxey. Continue for 500m then turn left into Queens Drive East. Turn right into Stanley Mount East where Ascog Court is on the right side before the next junction with Ballure Road.

# 10 ASCOG HALL STANLEY



GROUND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 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.  
Made with Metropix ©2024



T: 01624 820600  
E: [hello@plumproperties.im](mailto:hello@plumproperties.im)  
W: [www.plumproperties.im](http://www.plumproperties.im)

Head Office Sales  
14 Tynwald Street  
Douglas  
Isle Of Man  
IM1 1BG

01624 820600  
[hello@plumproperties.im](mailto:hello@plumproperties.im)  
<http://www.plumproperties.im>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements