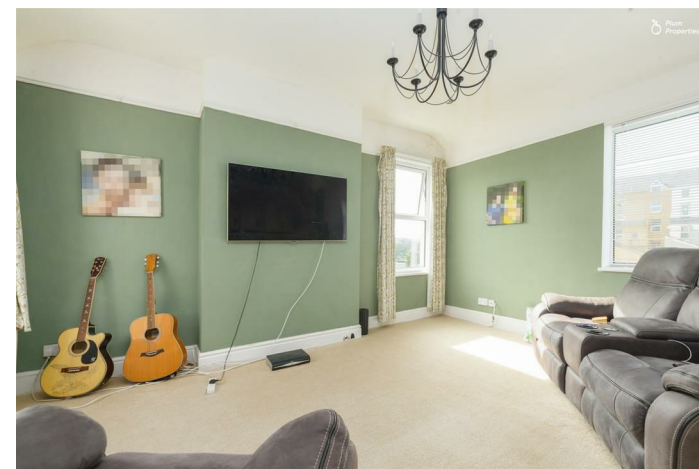




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## FLAT 8, BURNVILLE COURT MOORAGH PROMENADE RAMSEY, IM8 3AH

**£169,950**  
**LEASEHOLD**

An excellent investment opportunity offered for sale with vacant possession or the option for investors to acquire with a sitting tenant.

This immaculately presented beach front first floor flat is located on Mooragh Promenade this delightful 2 bed property is ideally located for the beach, Mooragh Park as well as Ramsey town centre.

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# FLAT 8, BURNVILLE COURT

- Ideal Beach Front Affordable Flat • Available Vacant Possession or with Sitting Tenant paying £800pcm • Immaculately Presented • Appointed on the First Floor • Two Bedrooms • Spacious Open Plan Living/Kitchen • Triple Aspect with Side Sea Views • Generous Modern Family Bathroom • Roadside Parking • New Roof Installation to Building commencing December 2024



## Summary

An excellent investment opportunity offered for sale with vacant possession or the option for investors to acquire with a sitting tenant.

This immaculately presented beach front first floor flat is located on Mooragh Promenade this delightful 2 bed property is ideally located for the beach, Mooragh Park as well as Ramsey town centre.

Burnville Court is an imposing and handsome Victorian coastal building. Stepping into the property a Vestibule that houses the postal boxes with a security door to access the building. Flat 8 is appointed on the first floor. Upon entering a Hallway leads to generous open-plan Reception space that is light and bright. This beautifully decorated room offers triple aspects including partial sea views, river and park views. A modern Kitchen includes attractive cream wall and base units complemented by a contrasting counter-top. Appliances include a gas hob, electric oven, under counter fridge and washer/dryer.

The flat comprises two Bedrooms both of which include the convenience of built-in storage and pleasant outlooks. The second Bedroom houses a gas fired Glowworm boiler. A generous and well presented Family Bathroom includes a p-shaped shower bath, wash basin and WC.

A Basement Store Room is included within the sale, which offers excellent storage options rarely found with a flat.

Outside the beach is on the doorstep of the building, whilst unrestricted roadside parking is available, with spaces easy to find.

Works will commence in December 2024 to replace the roof of the building with an entirely new roof at no cost to the successful purchaser.

## Additional Information

- uPVC Double Glazing
- Gas Fired Central Heating
- Fibre Broadband Installed in Building
- Leasehold - Balance to 999 years
- Affordable Service Charges
- Basement Store Room Included
- Rates - £677.12
- New Roof Installation Commencing December 2024

## Directions

From Parliament Square travel over the bridge and onto Bowring Road taking a right turn into North Shore Road. Continue along to the end and take a right turn onto Mooragh Promenade where Burnville Court will be found a short distance along, the name being inscribed in the glazed light above the door.



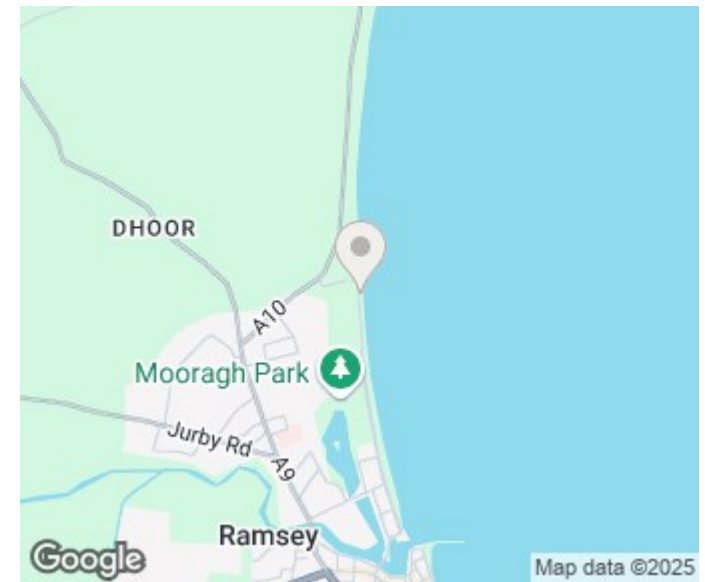
## FLAT 8, BURNVILLE COURT



GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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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