



15 MAGNUS COURT, KINGS REACH

RAMSEY, IM8 3NT

£215,000
LEASEHOLD

For those seeking sheltered accommodation in the north of the Island, look no further than Magnus Court. This spacious purpose built two bed bungalow is appointed with ground floor living and its own private terrace.

For complete peace of mind, an affordable service charge ensure on-site support, as well as maintenance of the communal grounds and the buildings insurance, windows and boiler, inclusive of annual servicing.



- Sheltered Accommodation for Over 50's • Secure and Peaceful Community Living Set in Delightful Manicured Grounds • Beneficial Ground Floor Appointment with Ramp Access • 2 Double Bedrooms • Principal Bedroom with En Suite Shower Room • Separate Family Bathroom • Open Plan Lounge/Diner with Sliding Glazed Doors to Rear • Well Equipped Kitchen • Service Charge Covers On Site Support, Buildings Insurance, Maintenance of Grounds, Windows and Boiler • Off Road parking



Overview

Welcome to this charming bungalow located in the desirable Kings Reach area of Ramsey, specifically designed for those over 50 seeking a secure and peaceful living environment. This delightful two-bedroom property offers a perfect blend of comfort and community, making it an ideal choice for individuals looking to enjoy their golden years.

The property has the convenience of ramped access. As you enter the bungalow, you will find a spacious central Hallway from which each of the internal rooms can be reached, and a spacious storage cupboard perfect for storing coats and shoes. At the rear of the bungalow is a well-appointed reception room that provides a warm and inviting space for relaxation or entertaining guests, with sliding glazed doors offering access to the rear outside space of the property. A generous U shaped fitted Kitchen is well equipped with tall fridge freezer, electric oven and hob and washing machine.

Each of the bedrooms are thoughtfully designed to ensure a restful night's sleep, while the principal bedrooms incorporates an en suite shower room with pedestal wash basin and WC. A second double bedroom benefits from an alcove with fitted wardrobes and shelving. The

tilled family bathroom is conveniently located for ease of access.

Being a bungalow, the property offers excellent attic storage space that is insulated, part boarded and spans the entire width of the building.

One of the standout features of this property is the private terrace, which offers a lovely outdoor space to enjoy the fresh air and sunshine. Additionally, residents can take advantage of the beautifully manicured communal grounds, complete with delightful ponds, perfect for quiet contemplation or socialising with neighbours.

The bungalow is part of a sheltered accommodation scheme that prioritises safety and comfort, with on site support to provide peace of mind. The affordable service charge covers essential maintenance, including gardening, door/window cleaning and replacements, boiler servicing and replacement, and buildings insurance, ensuring that the property remains in excellent condition.

Conveniently located on a bus route, this apartment offers easy access to Ramsey town centre, where you can find a variety of shops, cafes, and amenities. Off-road parking is also

available, adding to the convenience of this lovely home.

With no direct neighbours above, this bungalow presents a wonderful opportunity for those seeking a supportive and friendly community in a secure setting. Don't miss the chance to make this delightful property your new home.

Additional Information

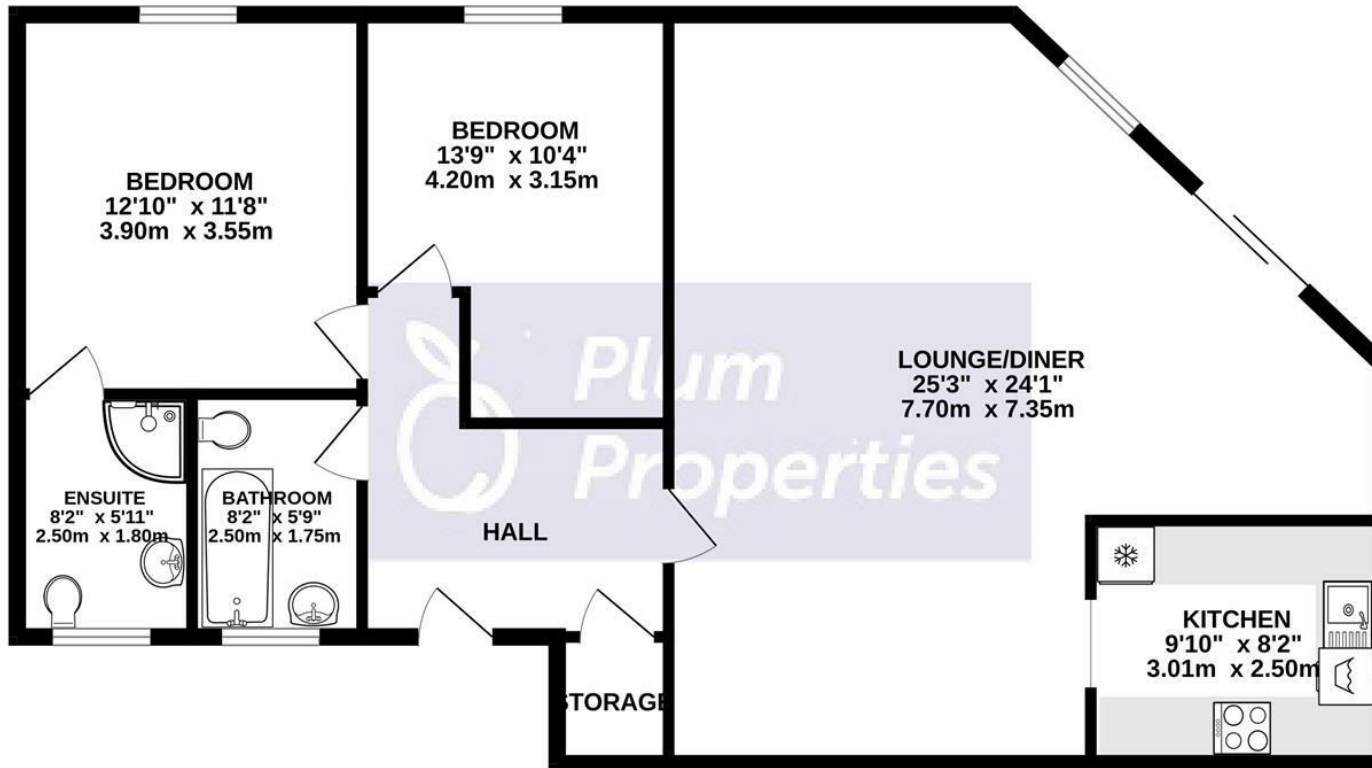
- Ground Floor Appointment
- Gas Fired Central Heating
- 24 Hour Warden Service
- Affordable Service Charge at £200pcm
- Off-Road Communal Parking
- Convenient Bus Route

Directions

Travelling out of Ramsey in a northerly direction from Parliament Square take the first left turning after crossing the Sulby river onto Jurby Road. After half of a mile take a right turning onto Clifton Drive followed by the first right onto Alkest Way and the next right onto Cooyrt Balleigh. Once parked, enter the signposted Magnus Court complex heading for bungalow 15 where you will be met by a member of the Plum Properties team.



GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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