



## 11 KERMODE CLOSE

RAMSEY, IM8 2AT

£200,000  
LEASEHOLD

This 2 Bedroom Ground Floor Flat is offered with vacant possessions and sits in an enviable position just inside the entrance of this attractive development with views across the landscaped communal grounds to the wooded hills. Parking is just a few yards from the front door making easy access with shopping etc.

 **Plum  
Properties**

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- Delightful Purpose Built Ground Floor Apartment • Over 50's Quiet and Well Maintained Area • Good Sized Lounge With Doors Out To Nice Patio Area • Modern Kitchen, Neff Double Oven • 2 Spacious Double Bedrooms • Ensuite Shower Room and Further Bathroom • Ideally Located By The Entrance and Parking • Leasehold With Active Management Company • NO ONWARD CHAIN • Management Fees are Approximately £1500 Per Annum



### Overview

Nestled in the charming area of Kermode Close, Ramsey, this delightful two-bedroom property offers a wonderful opportunity for those seeking a comfortable and inviting home. Although the specific property type is not detailed, the essence of this residence is sure to appeal to a variety of buyers or renters looking for a peaceful retreat.

The two well-proportioned bedrooms provide ample space for relaxation and rest, making it an ideal choice for small families, couples, or individuals. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively.

### Additional Information

Rateable Value: For latest rateable value please contact the Rates Office on 685661

Management Fees are Approximately £1500 Per Annum

When Re-selling there will be a 1% administration charge to the Management Company on the value of the property

Inclusions : TBC

### Directions

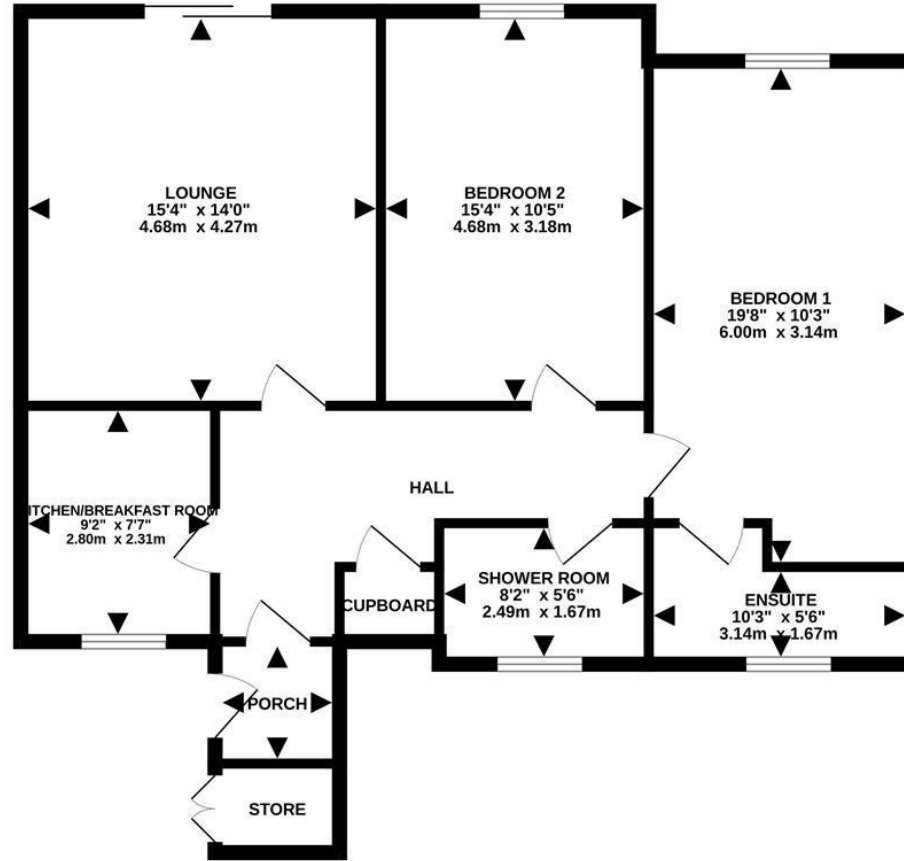
11 Kermode Close is a purpose built property sat

within the popular over 50's Ballastowell Gardens Development. Situated within a private and highly accessible location, the surroundings are friendly with a strong community, yet are quiet & peaceful, set within an attractive elevated location; encompassing impressive surrounding views and extensive well maintained gardens.





GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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