



FLAT 2 HAWARDEN FAIRFIELD AVENUE RAMSEY, IM8 2LS

£850 PER MONTH

Available immediately on an unfurnished basis, a newly modernised 1 bed first floor flat located within an easy walk to Ramsey town centre, and all of the local amenities.

The property benefits from a newly installed fitted Kitchen, floor coverings and efficient gas boiler.



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FLAT 2 HAWARDEN FAIRFIELD

- Available Immediately • Newly Refurbished
- First Floor Flat • Unfurnished • Spacious
- Lounge Diner • Newly Installed Contemporary
- Kitchen • Large Double Bedroom • En Suite
- Shower Room • New Efficient Gas Fired
- Boiler • New Floor Coverings
- Throughout • Communal Rear Courtyard



Overview

Having recently undergone a transformational modernisation project throughout, Hawarden is a handsome period building located on the edge of Ramsey town centre, yet set back in a quiet road offering the advantages of a tranquil location with an attractive outlook, whilst benefitting from being within a short walk of the local amenities that Ramsey has to offer.

Flat 2 is located on the first floor, and is accessible by entering the building through a secure front door, beyond the Vestibule and by travelling one flight of stairs. The building has been modernised throughout, including being rewired, and having new flooring and PIR automatic lighting installed in the communal areas.

Entering the flat itself, beyond the central Hallway is a generous Reception Room with bay window offering a pleasant outlook across Ramsey. Adjacent to the Lounge Diner is a separate Kitchen, ideal for keeping the cooking aromas out of the living space. This newly fitted contemporary Kitchen includes grey gloss wall and base units complemented by a wood effect counter top that extends into a splash back, and is enhanced by herringbone cushioned flooring. Appliances include a plumbed washer/dryer, integrated slimline dishwasher and new electric fan assisted oven with electric hob above and modern

stainless steel extractor hood. Space has been left in the Kitchen for tenants to provide their own fridge freezer.

To the rear of the flat is a spacious Double En Suite Bedroom with idyllic green and leafy views. An En Suite Shower Rooms includes a shower cubicle with electric shower, pedestal wash basin and WC. Completing the accommodation is a convenient store cupboard, ideal for neatly housing coats and shoes.

Externally a rear communal courtyard offers private outside space and includes a shared storage building for the use of residents. To the front a driveway is capable of housing two vehicles on a first come basis, whilst residents parking permits can be obtained from the relevant authorities to provide unrestricted roadside parking in the neighborhood.

Additional Information

- Available Immediately
- Unfurnished
- Sorry, No Pets
- Recently Undergone a Full Refurbishment
- New Efficient Gas Fired Boiler
- New Floor Coverings Throughout
- New Fitted Kitchen

Directions

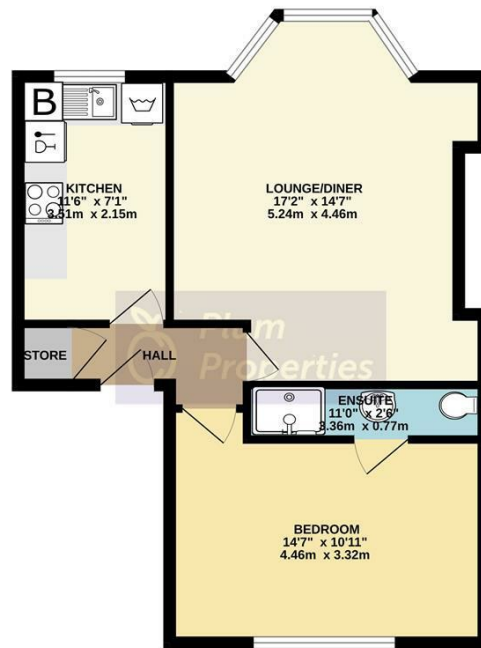
From Parliament Square travel in a southerly direction down Lezayre Road. Take the first left

turning onto Fairfield Avenue, and Hawarden can be found after travelling a short distance on the right hand side.

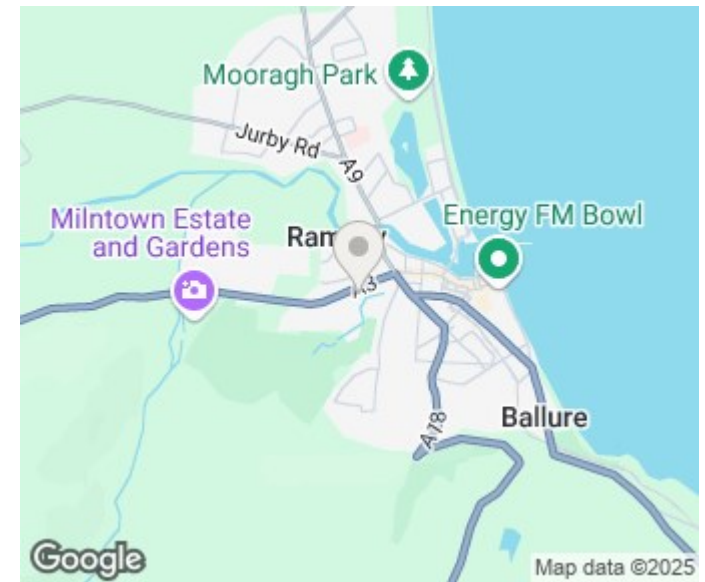
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FIRST FLOOR
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA - 496 sq.ft. (46.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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