



Plum
Properties



STANLEY MOUNT EAST

RAMSEY, IM8 1NP

£169,960
LEASEHOLD

Delightful traditional two bedroom apartment with bay windows enjoying spectacular sea views that include the Point of Ayre, Queens Pier and Maughold. This beautifully presented property comprises bay window lounge with views, large dining kitchen, bay window main bedroom with views, second bedroom and large bathroom including walk-in shower.

NOT FOR INVESTORS – Management company rules prevent 3rd party rental, so owner occupiers only.



- Delightful Traditional Apartment • Spectacular Sea Views • Two Bedrooms • Large Bay Window Lounge With Views • Spacious Dining Kitchen • Tasteful Family Bathroom Suite and Shower • uPVC Double Glazed • Gas Central Heating • Directly Opposite Entrance to Beach • All Ramsey Amenities Nearby



SUMMARY

Delightful traditional two bedroom apartment with bay windows enjoying spectacular sea views that include the Point of Ayre, Queens Pier and Maughold. This beautifully presented property comprises bay window lounge with views, large dining kitchen, bay window main bedroom with views, second bedroom and large bathroom including walk-in shower.

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FEATURES

Delightful Spacious Traditional Apartment
Spectacular Sea Views
Two Bedrooms
Large Lounge including a Multi Fuel Burner with Bay Window
Spacious Dining Kitchen
Tasteful Family Bathroom Suite and Shower
uPVC Double Glazed
Gas Central Heating
Directly Opposite Entrance to Beach
All Ramsey Amenities Nearby

DETAIL

Lyndhurst is a traditional Victorian building divided into 5 apartments. Flat 3 is on the second floor and its elevated position ensures stunning

sea views over the rooftops opposite to the Point of Ayre, Queens Pier and Maughold.

The building is self managed through the formation of a management company that includes each owner as a director. Monthly management fees are £80 per month. The building has been recently painted externally and the internal common areas are kept in good order.

Please note that the title deeds contain a clause preventing third party rental, therefore, this property is for sale only to buyers who intend to occupy it themselves.

On entering the building the common area is well presented with an original mosai tile floor and carpeted stairway up to Flat 3.

On entering the property the carpeted hallway leads to the lounge, both bedrooms and the bathroom. There is a wall mounted security door access intercom system.

The lounge, and all other rooms, have attractive painted timber deck boards partially covered with a range of floor rugs. There is decorative coving to the edge of the high ceiling and a central rose with ornamental light. The bay

windows offer spectacular sea views.

The kitchen is partially open to the lounge and has ample room to accommodate a 4 seat breakfast/dining table. There is a range of lower and upper storage units in a light olive colour and contrasting dark work surfaces. There is plumbing and power for a washing machine and dryer and space for a free-standing fridge freezer. The uPVC window leads to an external fire escape stair should it ever be required. The gas central heating boiler is a Vaillant EcoTecPro28 and is wall mounted in the kitchen.

The main bedroom is a large double room with a bay window providing more spectacular views and ample space for free-standing wardrobes and drawers.

The second bedroom is a single room. Both bedrooms have a continuation of the painted deck floor boards and rugs.

The bathroom is particularly large with a continuation of the painted flooring boards and painted wood panel walls to dado rail height. There is a panel bath, a walk-in corner shower cubicle with glazed screen, a wash hand basin and WC.

This is a fine apartment and it is sure to be popular amongst residential buyers looking for a property with views and close proximity to the beach, being positioned directly opposite the access stairs to the beach and close to Ramsey's many other amenities.

DIRECTIONS

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



GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.

