



## VENTNOR, BALLURE ROAD

RAMSEY, IM8 1ND

**£165,000**  
LEASEHOLD

Spacious first-floor apartment in a character conversion, offering sea views from the bay window and hill views to the rear. Conveniently located near Ramsey town centre, the property features a large lounge with dining space, modern kitchen, light bathroom, and two double bedrooms. Benefits include an allocated parking space, private storeroom, active management company, and no onward chain.





- Spacious First Floor Apartment, Conversion undertaken approximately 20 years ago
- Views of the Sea from the Feature Bay Window and Views to the Albert Tower and Hills to the Rear
- Within easy Reach of Ramsey Town Centre and all Local Amenities
- Large Lounge with Dining Space off
- Modern Kitchen with Views to the Hills
- Light and Airy Bathroom
- Two Double Bedrooms
- One Allocated Car Parking Space and Private Storeroom
- Active Management Company
- Offered with No Onward Chain



### Summary

Spacious first-floor apartment in a character conversion, offering sea views from the bay window and hill views to the rear. Conveniently located near Ramsey town centre, the property features a large lounge with dining space, modern kitchen, light bathroom, and two double bedrooms. Benefits include an allocated parking space, private storeroom, active management company, and no onward chain.

### Accommodation

If you've ever dreamed of waking up to the sight of the sea, this charming first-floor apartment could be the perfect fit. Part of a beautifully converted building, with its transformation carried out around 20 years ago, the home combines character and comfort with a truly enviable location close to Ramsey town centre and all its amenities.

From the moment you step inside, the sense of space and light is striking. The feature bay window in the lounge frames an ever-changing view of the sea, offering a daily reminder of the home's privileged position. To the rear, vistas stretch out towards the Albert Tower and rolling hills, providing a peaceful contrast of greenery against the coastal scene. Whether you're enjoying morning coffee or relaxing in the evening, these views create a backdrop that's

hard to beat.

The generous lounge, complete with a defined dining area, is a versatile and welcoming space – perfect for entertaining friends, enjoying family meals, or simply unwinding after a long day. Adjoining is the modern kitchen, thoughtfully designed with everything you need and complemented by further views across the hills, filling the space with natural light and inspiration.

The apartment offers two well-proportioned double bedrooms, each a comfortable retreat with plenty of scope to add your own style. The light and airy bathroom completes the accommodation, with a clean, modern finish that enhances the apartment's fresh and uplifting feel.

Practicality is well catered for with an allocated car parking space and a private storeroom, providing secure and convenient storage for bikes, beach gear, or seasonal items. An active management company ensures the building and communal areas are well looked after, giving you peace of mind and ease of living. Best of all, the property is offered with no onward chain, allowing for a smooth and straightforward move.

This is more than just an apartment – it's an opportunity to embrace a lifestyle. From coastal walks and beach strolls, to easy access into

Ramsey with its shops, cafés, and community life, everything you could want is right on your doorstep. Whether you're seeking a permanent home, a low-maintenance base, or even a lock-up-and-leave retreat, this apartment delivers charm, comfort, and location in equal measure.

#### **Tenure**

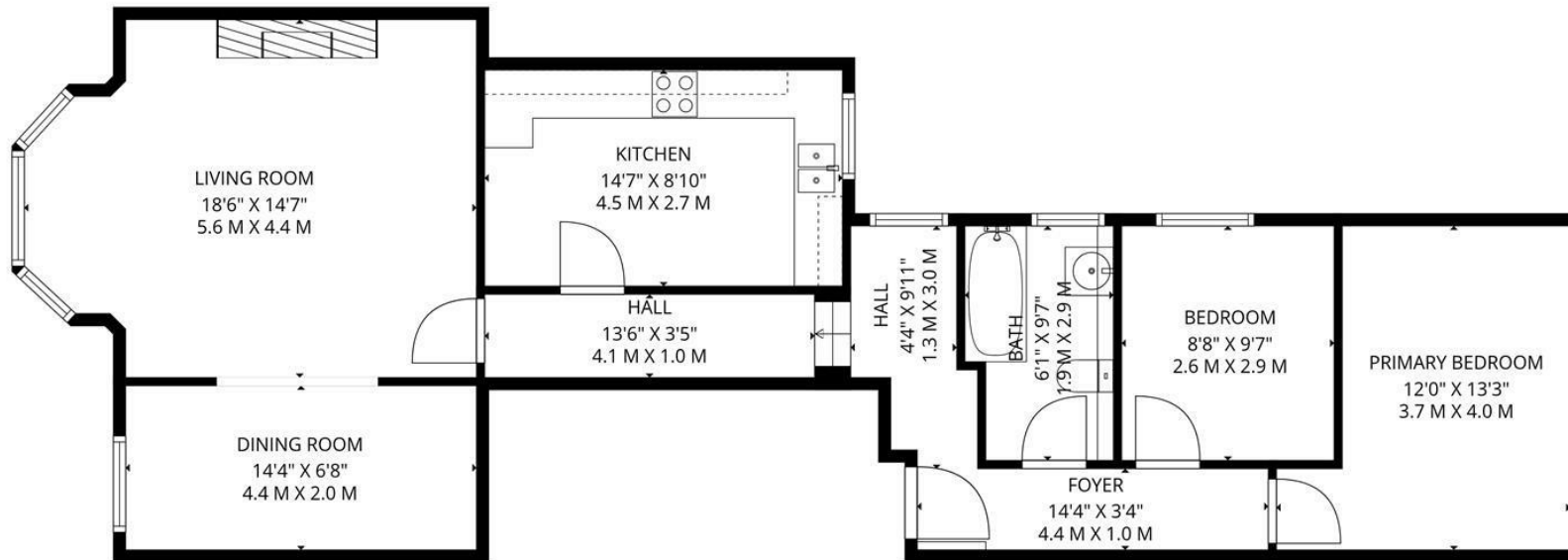
Leasehold - Unlimited.

SERVICE CHARGE: £60 per month. Ventnor Management Company (2003) Limited has been formed and each apartment owner is a shareholder in the company. The Freehold is owned by the Management Company

#### **Directions**

Proceed from Parliament Square out along Waterloo Road, cross the crossroads and then onto Ballure Road where the Property will be found on the right hand side. Easily identified by our For Sale board





**TOTAL: 906 sq. ft, 84 m2**  
**FLOOR 1: 906 sq. ft, 84 m2**  
**EXCLUDED AREAS: WALLS: 90 sq. ft, 9 m2**

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements