



ASKING PRICE / Offers in Excess of

£145,000

THE DETAILS

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**Apartment 201, Kings Court
Ramsey**

Offers in Excess of £145,000

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

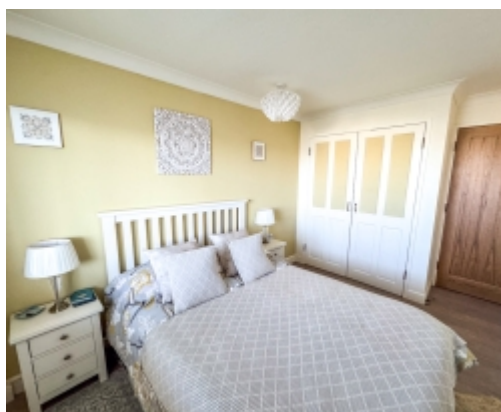


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Apartment 201, Kings Court, Ramsey



THE DESCRIPTION

- Purpose built second floor apartment with sea views
- Convenient position adjacent to Ramsey promenade, beach and town centre
- Fully renovated throughout to include new bathroom and kitchen
- Spacious Lounge Diner, modern Kitchen
- 2 spacious Bedrooms and Bathroom
- Enclosed Balcony/Sun Room
- Karndean flooring and oak doors throughout
- uPVC double glazing and gas fired central heating
- Active Management Company
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to bring Apartment 201, Kings Court in Ramsey to the market. This purpose built second floor apartment with sea views has been fully renovated and finished to a very high standard featuring Karndean flooring throughout, oak doors, newly fitted Kitchen and Bathroom. Kings Court is situated in a convenient location, adjacent to Ramsey promenade and the town centre.

Accessed via a secure automated entry system with lift and stairs to the upper floors. Apartment 201 is situated on the second floor and upon entering the apartment there is a spacious entry hall with Karndean flooring which features throughout the apartment. Bedroom 1 is a good sized double bedroom with fitted double wardrobes and window with fitted blind. Bedroom 2/Study, with fitted wardrobes and window with fitted blind. Continuing down the hallway towards the Bathroom and Lounge is a useful storage cupboard housing the hot water cylinder. The fully tiled Bathroom recently fitted with a contemporary three piece suite comprising bath with glass shower screen and shower, vanity wash hand basin with illuminated mirror over, separate storage unit and W.C. The spacious and airy Lounge Diner can be found at the end of the hallway with open access to the Kitchen and sliding patio doors to the Sun Room. Recently refitted Kitchen with a stylish range of white wall and base units with complimentary worktops and attractive brick style, sage green splashbacks, highlighted by under unit lighting, induction hob with illuminated extractor over, integrated fridge freezer, washing machine and built in oven.



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The Sun Room/Balcony is accessed via sliding patio doors off the Lounge, fully glazed throughout offering sea views and views over St Paul's Church with attractive tile effect vinyl flooring. Offering space and tranquility, the Sun Room can be utilised as an additional Sitting Room, Study, Craft Room or simply to curl up on the sofa with a coffee and watch the world go by whilst taking in the views.

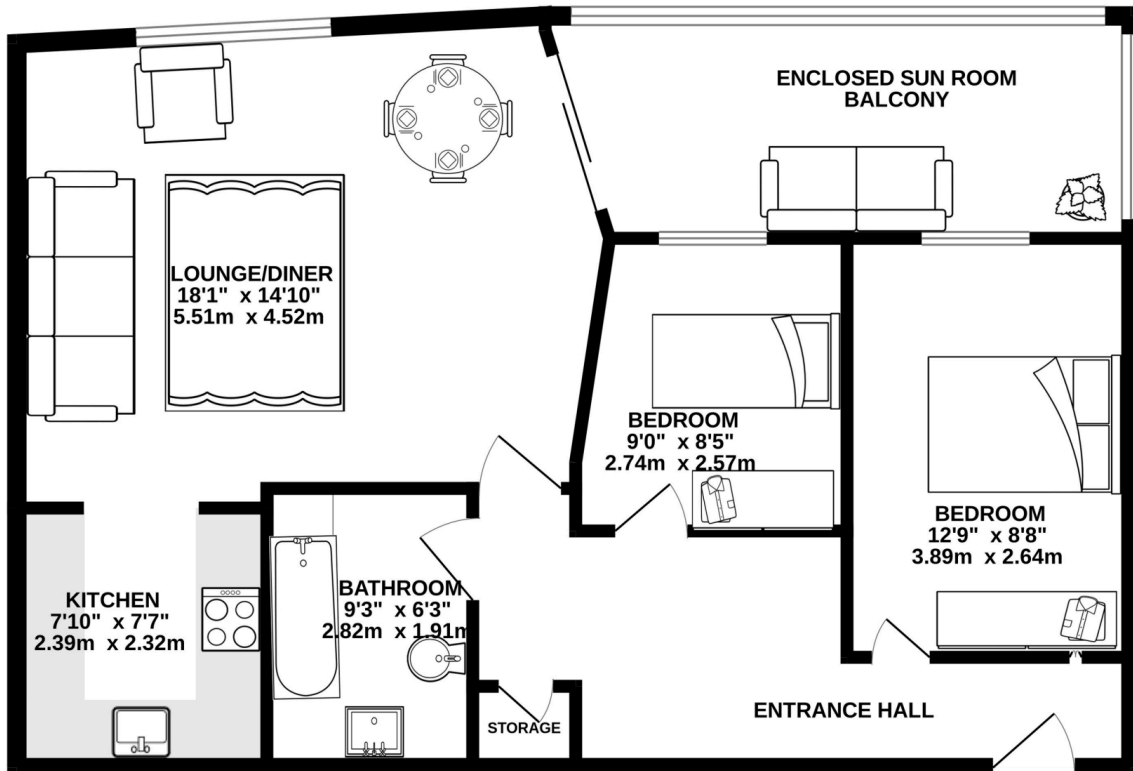
Viewing highly recommended. Double glazed throughout gas fired central heating. Active Management Company in place – service charges £4163.49 for 2023/2024 which includes all heating charges and ground rent. Treasury rates £1,249.27 2024/2025.

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FLOORPLAN

GROUND FLOOR



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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