



[www.chrystals.co.im](http://www.chrystals.co.im)

Flat 25 The Fountains, Ballure Promenade, Ramsey, IM8 1NN

**Asking Price £490,000**

## Flat 25 The Fountains, Ballure Promenade, Ramsey, IM8 1NN

**Asking Price £490,000**

Set within the prestigious Fountains development on Ballure Promenade, this outstanding second-floor apartment commands breathtaking, uninterrupted views across Ramsey Bay, stretching to the dramatic Maughold coastline, an exceptional coastal setting of true distinction. Beautifully appointed throughout, the property offers elegant and generously proportioned accommodation centred around a welcoming hallway. A stunning lounge with bay window frames the sea views, complemented by a formal dining room, well-equipped kitchen, utility room and cloakroom. There are three spacious double bedrooms, including a luxurious principal suite with en-suite, alongside a versatile fourth bedroom currently utilised as a home office, plus an additional storage room. Further enhancing this impressive home is an allocated parking space and the rare advantage of a separate double garage with hard standing. Perfectly positioned to enjoy both the tranquillity of its promenade setting and convenient access to Ramsey's amenities, this apartment presents a superb blend of sophistication, space and coastal elegance. Offered with no onward chain, this is a rare opportunity to acquire a truly distinguished home. Early viewing is highly recommended.



## **LOCATION**

Travelling out of Ramsey along Waterloo Road towards the Coast Road. On Ballure Road turn left onto Ballure Promenade and The Fountains can be found on the right hand side.

## **COMMUNAL SIDE ENTRANCE**

## **COMMUNAL HALL**

## **APARTMENT 25 - SECOND FLOOR**

### **ENTRANCE FOYER**

14' 9" x 8' 2" (4.5m x 2.5m)

### **LIVING ROOM**

16' 1" x 27' 7" (4.9m x 8.4m)

### **DINING ROOM**

12' 2" x 11' 10" (3.7m x 3.6m)

### **KITCHEN**

16' 5" x 11' 10" (5.0m x 3.6m)

### **BATHROOM**

7' 3" x 5' 11" (2.2m x 1.8m)

### **LAUNDRY ROOM**

7' 10" x 7' 3" (2.4m x 2.2m)

### **BEDROOM**

18' 8" x 15' 5" (5.7m x 4.7m)

### **ENSUITE**

7' 7" x 8' 10" (2.3m x 2.7m)

### **BEDROOM**

15' 5" x 15' 5" (4.7m x 4.7m)

### **BEDROOM**

9' 2" x 15' 5" (2.8m x 4.7m)

### **BEDROOM**

11' 10" x 15' 5" (3.6m x 4.7m)

### **STORE ROOM**

5' 7" x 5' 11" (1.7m x 1.8m)

### **SEPARATE WC**

6' 11" x 2' 7" (2.1m x 0.8m)

### **OUTSIDE**

Allocated parking space to the side of the building. Detached Double Garage with hardstanding located on the main Ballure Road.

### **TENURE**

LEASEHOLD - Remainder of 999 year lease.

SERVICE CHARGE: £2,268.00 per annum. The in-house management company is called Fountains Management Ltd.

GROUND RENT: £100 per annum.

RATES: FLAT £2,562.62

DETACHED GARAGE: £118.67

### **SERVICES**

Mains water, electricity and drainage. Gas central heating.

### **VIEWING**

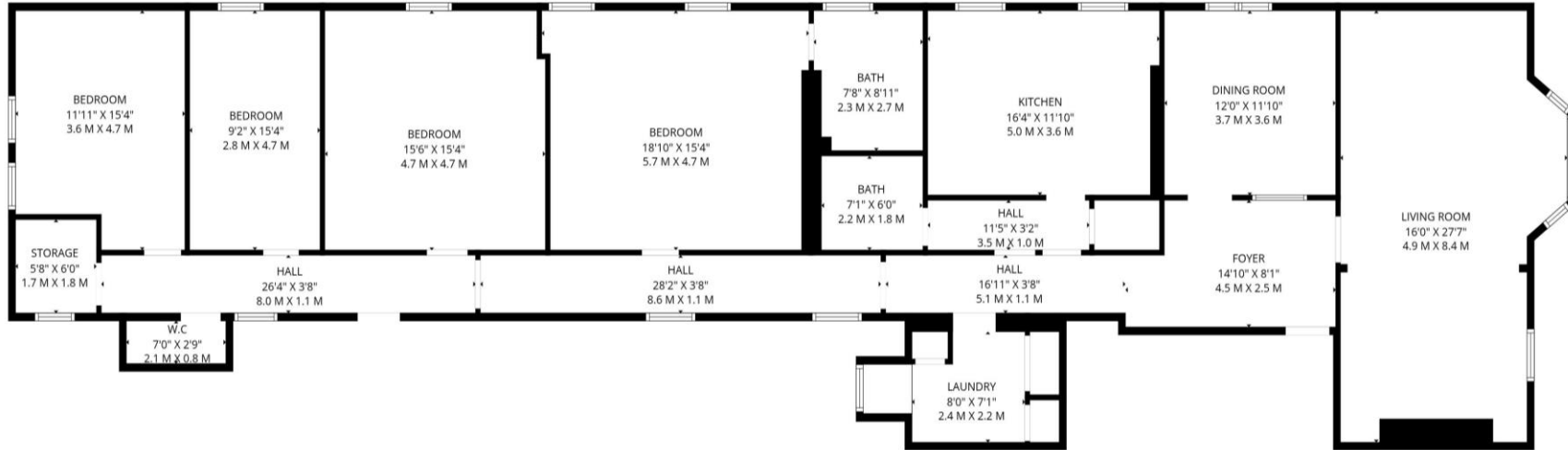
Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

### **POSSESSION**

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.







**TOTAL: 2290 sq. ft, 213 m<sup>2</sup>**

1st floor: 2290 sq. ft, 213 m<sup>2</sup>

EXCLUDED AREAS: STORAGE: 34 sq. ft, 3 m<sup>2</sup>, WALLS: 150 sq. ft, 14 m<sup>2</sup>

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

Since1854



**DOUGLAS**

31 Victoria Street  
Douglas IM1 2SE  
T. 01624 623778  
E. douglas@chrystals.co.im

**PORT ERIN**

23 Station Road  
Port Erin IM9 6RA  
T. 01624 833903  
E. porterin@chrystals.co.im

**COMMERCIAL**

Douglas Office: 01624 625100, commercial@chrystals.co.im

**RENTALS**

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im