





SUMMARY

Attractive 2 bedroom apartment set in a purpose built, managed block of flats with elevator access and sea views to Ramsey Harbour wall and Sky Hill.

FEATURES

Two bedroom apartment
Third Floor Position
Elevator
Glass Fronted Sun Room
Views to Ramsey Harbour and Sky Hill
Well Managed and Maintained block
No Onward Chain

DETAIL

King's Court is entered via a security entry system with intercom and key fob access. Twin elevators lead to all floors.

On entering the apartment the hallway gives direct access to the lounge, both bedrooms, bathroom, WC and storage cupboard. Access to the kitchen is off the spacious, carpeted lounge. Twin aluminium double glazed sliding doors give access from the lounge to the sun room which boasts views across to Ramsey Harbour and Sky Hill.

The kitchen includes an electric oven and hob, Indesit washer/dryer and Hotpoint fridge.

The bathroom is tiled to ceiling height at the bath which has a shower over and wash hand basin. The WC is accessed separately from the hallway.

Bedroom 1 is a generously sized double sized room with a fitted wardrobe, built in desk and a window overlooking the sun room. Bedroom 2 is a single sized room, again with a built in desk area and window to the sun room.

The property is professionally managed and maintained by a management company at a rate of



approx £2,300 per annum. This covers ground rent, buildings insurance, lift maintenance, caretaker, security, cleaning and heating of communal areas and includes hot water and central heating. There is a further £720 payable per annum into the sinking fund held by the management company towards any future repairs or remedial works.

The property is Leasehold with the unexpired portion of a 125 year lease remaining.

There is no onward chain.

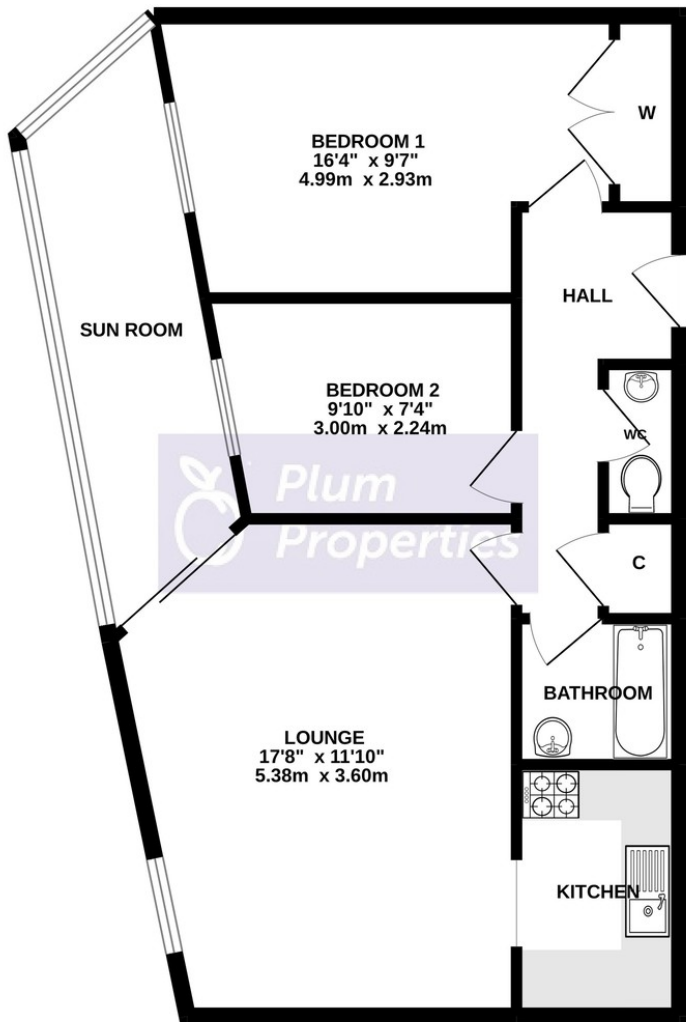
DIRECTIONS

The property sits prominently at the edge of Queen's Promenade and St Paul's Square in the heart of Ramsey, adjacent to most amenities.

FURTHER INFORMATION

For more details or to arrange an appointment to view, or to make an offer to purchase this property, please contact Bruce Cobburn on bruce@plumproperties.im or call 07624 202823.





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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