



Apt. 504/505 Kings Court, Ramsey, IM8 1LN

A bright and spacious fifth-floor, three-bedroom, two-bathroom apartment enjoying stunning panoramic views across the North of the Island. The property features a large lounge, galley kitchen, separate dining room and two enclosed balconies. A private single garage is included in the sale.

£209,950

Property Overview

Property Type	Apartment
Receptions	2
Bedrooms	3
Bathrooms	1
En-Suites	1

Property Details

Property Type	Apartment	Heating	Communal
Receptions	2	Windows	uPVC Double Glazed
Bedrooms	3		
Bathrooms	1	Garage	Detached Garage
En-Suites	1		



David Garfield

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Property Description

Accommodation

Fifth Floor

Apartment 504/505

Hallway

A bright and welcoming entrance hall providing access to the principal accommodation. A pair of glazed double doors lead into the lounge, enhancing the sense of space and natural light. Two useful storage cupboards provide excellent storage and house the electrical consumer unit and hot water cylinder. Finished with carpet flooring and two ceiling light points.

Lounge (Approx 18'8 x 17'8)

A generously proportioned lounge enjoying panoramic sea views and far-reaching views across the North of the Island. Large uPVC double glazed sliding doors open onto the enclosed balcony, flooding the room with natural light. A useful built-in storage cupboard is positioned opposite the entrance to the kitchen. Finished with four wall lights and carpet flooring.

Enclosed Balcony (Approx 17'1 x 7'3)

A spacious enclosed balcony offering panoramic sea views and spectacular views across the North of the Island. An ideal space to relax throughout the year. Finished with vinyl flooring and wall lighting.

Kitchen (Approx 10'0 x 7'5)

A practical galley-style kitchen fitted with a range of base units to both sides with complementary work surfaces. Incorporating a stainless steel sink with twin drainer, space for a freestanding dishwasher, electric cooker and fridge/freezer. A glazed internal window overlooks the enclosed balcony, allowing additional natural light. Finished with vinyl flooring and ceiling lighting.

Dining Room (Approx 13'10 x 5'11)

A well-proportioned dining room comfortably accommodating a six-seat dining table, making it ideal for entertaining. An internal glazed window overlooks the enclosed balcony and an additional door provides access to the communal hallway.

Bedroom 1 (Approx 16'1 x 14'6)

Spacious and bright double bedroom with wonderful views across the north of the island and Ramsey bay. Sliding patio doors provide direct access to the second enclosed balcony. The bedroom is finished with high level coved ceilings, wall lights and carpeted floors throughout.

Enclosed Balcony (Approx 16'9 x 7'3)

Accessed directly from bedroom 1 via sliding uPVC double glazed doors, this second enclosed balcony enjoys panoramic sea views and far-reaching views towards Ramsey and the North of the Island. Finished with vinyl flooring and wall lighting.

En-suite Bathroom (Approx 5'11 x 5'7)

Fitted with a white three-piece suite comprising WC, pedestal wash hand basin with mirrored cabinet above and corner shower enclosure. Finished with ceiling lighting, extractor fan and vinyl flooring.

Bedroom 2 (Approx 7'8 x 7'8)

A bright bedroom enjoying attractive views towards Ramsey Bay and the North of the Island. Finished with coved ceiling, wall lighting and carpet flooring.

Bedroom 3 (Approx 11'7 x 10'1)

A well-proportioned bedroom enjoying pleasant views across Ramsey Bay and the North of the Island. Finished with coved ceiling, wall lighting and carpet flooring.

Family Bathroom (Approx 7'9 x 6'3)

Fitted with a white three-piece suite comprising WC, pedestal wash hand basin with mirrored cabinet above and panelled jacuzzi bath with shower over and glazed screen. Finished with ceiling lighting, extractor fan and vinyl flooring.

Single Garage (Garage 29)**Plumbing & Heating**

Communal Boiler with direct hot and cold water, panel radiators throughout with thermostatic valves.

Electrical & Power

Mains distribution board.

Maintenance Charges

Leasehold - Lease expiry date - 27th May 2104.

Service Charges For Apartment:

Service Charge May 26 - November 26 - £3,020.00

Sinking Fund May 26 - November 26 - £930.00

Ground Rent Nov 25 - May 26 - £197.73

Charges for Garage:

Service Charge May 26 - Nov 26 - £70.00

Ground Rent Nov 25 - May 26 - £1.00

The charges cover buildings insurance, cleaning and heating of communal areas and includes hot water and central heating, lift maintenance, caretaker, and security.

Apartment Rates: 2026 - 2027 £2,201.48

Garage Rates: 2026 - 2027 £86.32

Offers All offers and negotiations through the offices of Cowley Groves & Co. Ltd.

Vacant possession will be given on completion by arrangement.

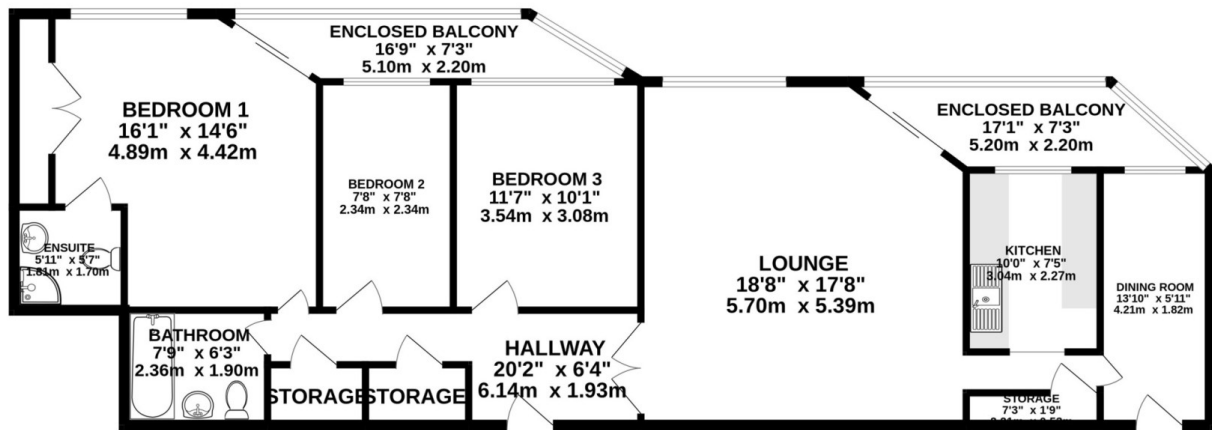
Viewing Strictly by appointment through the Agents, Cowley Groves & Co. Ltd. 9 Parliament Street, Ramsey, IM8 1AS.

Please contact our Ramsey office on 01624 812823 or email us on ramsey@cowleygroves.com





GROUND FLOOR
1268 sq.ft. (117.8 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

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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