



## 17 Queens Pier Apartments, Queens Drive East, Ramsey, IM8 1EU

Offered for sale with no onward chain, this spacious two-bedroom fourth-floor apartment benefits from an allocated parking space, lift access and a bright open-plan living area with views towards Albert Tower. Conveniently located close to local amenities, it offers an ideal low-maintenance home or investment opportunity.

**£179,950**

### Property Overview

| Property Type | Apartment |
|---------------|-----------|
| Receptions    | 1         |
| Bedrooms      | 2         |
| Bathrooms     | 1         |

## Property Details

|               |                  |         |                                      |
|---------------|------------------|---------|--------------------------------------|
| Property Type | <b>Apartment</b> | Heating | <b>Gas Fired<br/>Central Heating</b> |
| Receptions    | <b>1</b>         |         | <b>uPVC Double<br/>Glazed</b>        |
| Bedrooms      | <b>2</b>         | Windows |                                      |
| Bathrooms     | <b>1</b>         |         | <b>Allocated<br/>Parking Space</b>   |
|               |                  | Garage  |                                      |



**David Garfield**

Ramsey Branch Manager  
dgarfield@cowleygroves.com  
01624 812823

## Property Description

### Communal Entrance

Accessed via the archway of the building, the secure communal entrance lobby provides access to the upper floors via both lift and staircase, as well as the underground parking. Apartment 17 is located on the third floor at the end of the corridor.

### Accommodation

#### Hallway (Approx 19'11 x 12'6)

A spacious entrance hallway with a uPVC double-glazed window to the rear aspect. There are two useful storage cupboards, one incorporating plumbing for a washing machine and tumble dryer, together with shelving and the property's stopcock. The hallway also benefits from an intercom entry system, two ceiling lights and carpeted flooring throughout.

#### Lounge/Diner (Approx 17'4 x 15'10)

A bright and spacious open-plan living area with four uPVC double-glazed windows enjoying impressive views towards Albert Tower and the surrounding hills. The kitchen is fitted with a range of wall and base units, charcoal-effect worktops, a stainless steel sink with drainer, and space for a freestanding electric cooker and fridge/freezer. The gas combination boiler is wall mounted within the kitchen area. Finished with recessed spotlights and vinyl flooring to the kitchen, while the lounge/dining area features carpeted flooring and a ceiling light.

#### Bedroom 1 (Approx 14'2 x 9'10)

A generous double bedroom with a uPVC double-glazed window overlooking the rear aspect. Finished with carpeted flooring and ceiling lighting.

#### Bedroom 2 (Approx 11'11 x 7'4)

A well-proportioned second bedroom with a uPVC double-glazed window to the rear aspect. Finished with carpeted flooring and ceiling lighting.

#### Bathroom (Approx 7'11 x 5'7)

Fitted with a white three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin with tiled splashback and wall-mounted mirror, and WC. Additional features include an extractor fan, recessed ceiling spotlights and vinyl flooring.

#### Car Parking Space

Allocated space number 18

**Directions**

Travelling south along Queens Promenade, Queens Pier Apartments are situated opposite Queens Pier. The main entrance is located beneath the archway on Queens Drive East.

**Services**

- Mains water
- Mains electricity
- Gas-fired central heating (combination boiler)

**Tenure**

Leasehold with the remainder of a 999 year lease which commenced on 29th February 2008

**Service Charge**

£1,981.62 (paid over 2 instalments during the year)

**Rates**

**2026/2027:** £1,347.84

**Offers**

All offers and negotiations should be submitted through the sole selling agents, **Cowley Groves & Co. Ltd.**

**Possession**

The property is being sold as seen.

**Viewing**

Strictly by prior appointment through:

**Cowley Groves & Co. Ltd.**

**9 Parliament Street**

**Ramsey**

**Isle of Man**

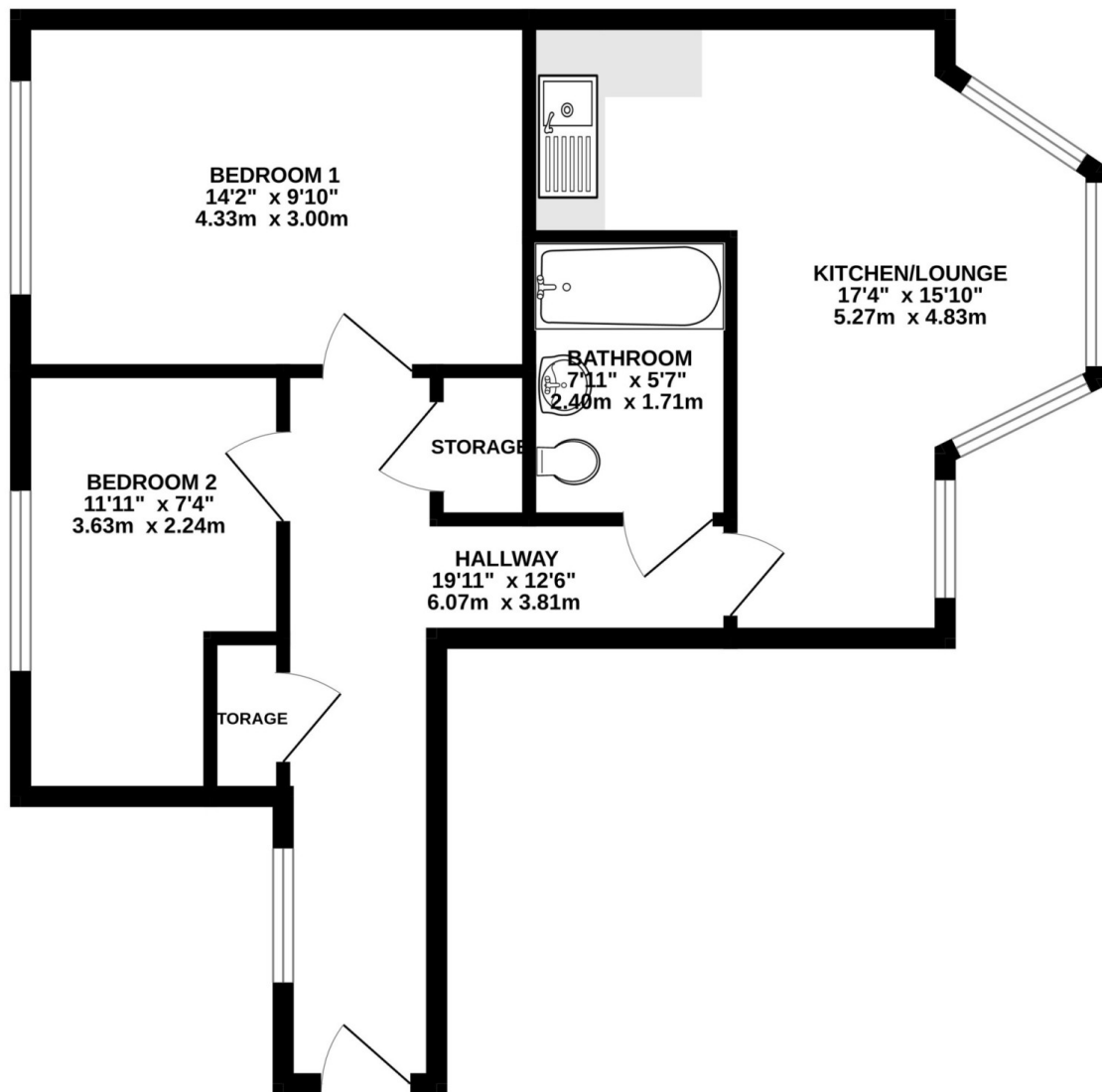
**IM8 1AS**

**Telephone:** 01624 812823

**Email:** [ramsey@cowleygroves.com](mailto:ramsey@cowleygroves.com)



**GROUND FLOOR**  
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.7 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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