



501 Kings Court, Ramsey, IM8 1LN

Bright and spacious 5th floor two-bedroom property with stunning 180-degree panoramic views across the north of the island, Ramsey and towards Bride. Featuring an open-plan living area, enclosed balcony, excellent storage and well-appointed accommodation throughout.

£169,950

Property Overview

Property Type	Apartment
Receptions	1
Bedrooms	2
Bathrooms	1

Property Details

Property Type	Apartment	Heating	Communal
Receptions	1	Windows	uPVC Double Glazed
Bedrooms	2		
Bathrooms	1		



David Garfield

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Property Description

Hallway (Approx 19'9 x 2'11)

A welcoming entrance hallway with excellent built-in storage, including two cupboards, one airing cupboard housing the pressurised hot water cylinder and additional shelving for storage. The mains electric board is discreetly wall mounted above the door. The hallway is finished with carpeting and two ceiling lights.

Lounge / Kitchen / Diner (Approx 19'3 x 17'10)

The heart of the property is this exceptionally bright and spacious open-plan lounge, kitchen and dining area, where the outstanding panoramic outlook takes centre stage. Enjoying an impressive 180-degree vista across the north of the island, the room offers far-reaching views towards the mountain, Bride and across Ramsey. Four uPVC double-glazed windows flood the living space with natural light, while the adjoining enclosed balcony provides an additional vantage point from which to appreciate the scenery. The compact yet well-appointed kitchen is designed for practicality, featuring an integrated AEG oven and AEG microwave combination oven, Beko four-ring electric hob with AEG extractor, integrated slimline Bosch dishwasher and Blanco stainless steel sink. There is also space for a freestanding Blomberg fridge/freezer. The lounge provides a comfortable setting in which to relax and enjoy the ever-changing views, complemented by a wall-mounted electric fire. The wall-mounted electric fire and television mounted above are included in the sale. Three ceiling lights provide additional illumination, with the kitchen finished in easy-care vinyl flooring and the lounge area benefiting from carpeting.

Enclosed Balcony (Approx 17'1 x 5'11)

A particularly attractive feature of the property, the enclosed balcony offers a wonderful private space from which to enjoy the spectacular northern outlook. With panoramic views extending across Ramsey and towards Bride, the balcony is an inviting spot for morning coffee, an evening drink or simply taking in the surrounding landscape. uPVC double-glazed windows ensure the views can be enjoyed throughout the seasons, while a wall-mounted electric radiator provides additional comfort. Finished with carpeting.

Bedroom 1 (Approx 12'1 x 9'8)

A generous double bedroom benefiting from a glazed wooden window opening directly onto the enclosed balcony, allowing the room to enjoy the property's exceptional outlook. The bedroom features a built-in double wardrobe with sliding doors providing useful storage without compromising floor space and a free standing double wardrobe with mirrored doors which is included in the sale. Finished with two wall lights, a ceiling light and carpeting.

Bedroom 2 (Approx 7'5 x 6'11)

A well-proportioned single bedroom with a glazed wooden window opening onto the enclosed balcony. The bedroom features

a built-in double wardrobe with sliding doors positioned behind the entrance door. The room is finished with a wall light and carpeting, making it equally suitable as a guest bedroom, home office or additional personal space.

Bathroom (Approx 9'1 x 7'1)

A spacious and contemporary bathroom fitted with a stylish white three-piece suite comprising a generous walk-in shower with glass sliding door, WC and vanity unit with integrated sink. The substantial vanity unit offers excellent storage, incorporating three drawers, four cupboards and a shelf, complemented by a wall-mounted mirrored cabinet with two further shelves. The room is finished with Mermaid boarding to all walls, creating a practical and easy-to-maintain finish, together with vinyl flooring, a ceiling light and extractor fan.

Plumbing & Heating

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

Electrical & Power

Mains distribution board.

Lease Information

Leasehold - Lease expiry date - TBC.

Service Charges For Apartment:

Service Charge May 26 - November 26 - £1,510.00

Sinking Fund May 26 - November 26 - £465.00

Ground Rent Nov 25 - May 26 - £98.91

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 £1,323.12

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
670 sq.ft. (62.2 sq.m.) approx.



