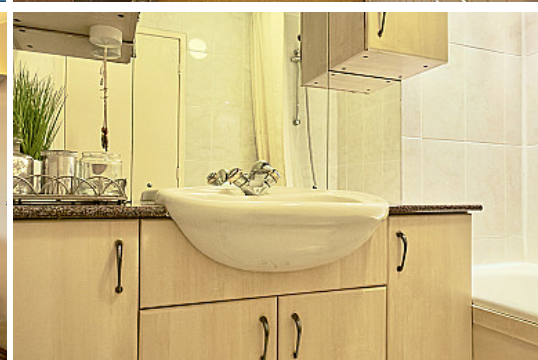




G6, Kings Court, Ramsey, IM8 1LJ

A well-presented two-bedroom ground floor apartment situated in the heart of Ramsey, close to local amenities. Offering spacious accommodation, fitted kitchen, bathroom, separate WC and patio area. An ideal opportunity for those seeking convenient coastal living. Offered with no onward chain.

£139,950

Property Overview

Property Type	Apartment
Receptions	1
Bedrooms	2
Bathrooms	1

Property Details

Property Type	Apartment	Heating	Communal
Receptions	1	Windows	Double Glazed
Bedrooms	2	Front Garden	Patio Garden
Bathrooms	1		



David Garfield

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Property Description

Porch (Approx 5'5 x 5'2)

A welcoming entrance porch with coat hanging space, mains electrical board positioned above the door, ceiling light and practical linoleum flooring. A door leads through to the lounge/diner.

Lounge/Diner (Approx 17'3 x 15'5)

A large, bright and welcoming reception room enjoying lovely sea views. The lounge features a uPVC double-glazed window together with a set of double-glazed aluminium sliding doors providing direct access to the patio area. There is ample space for comfortable seating, along with a designated dining area suitable for a table and four chairs. The room is finished with carpeted flooring and three ceiling lights, with a door leading through to the hallway.

Hallway (Approx 23'2 x 2'11)

A long central hallway providing access to the principal rooms. A deep airing cupboard houses the hot water tank and benefits from useful wooden slatted shelving. The hallway is finished with carpeted flooring and two ceiling lights.

Kitchen (Approx 9'2 x 7'5)

A well-appointed galley-style kitchen with a uPVC double-glazed window overlooking the patio area. The kitchen is fitted with a range of floor and wall-mounted units to both sides, incorporating under-cupboard lighting. Appliances include a low-level oven, four-ring electric hob with extractor fan above, and a stainless-steel one-and-a-half bowl sink with drainer. There is also space beneath the worktop for a freestanding washing machine. Finished with a ceiling light and easy-to-maintain linoleum flooring.

Bedroom 1 (Approx 11'5 x 9'5)

A spacious double bedroom benefiting from dual-aspect sea views through two uPVC double-glazed windows. The room features built-in wardrobes, two wall lights and a ceiling light, with carpeted flooring throughout.

Bedroom 2 (Approx 10'3 x 9'7)

A further spacious double bedroom with a uPVC double-glazed window overlooking the patio area. The room is finished with two wall lights, a ceiling light and carpeted flooring.

Bathroom (Approx 6'4 x 5'5)

A well-proportioned bathroom fitted with a vanity unit providing generous storage, together with a large mirror and wash hand basin with mixer tap. A white panelled bath is fitted with a mixer tap, shower attachment, shower curtain and rail. The room is finished with tiled walls and practical linoleum flooring.

WC (Approx 5'1 x 5'3)

A separate, conveniently positioned WC with a white close-coupled toilet and wall-hung wash hand basin situated behind the door. Finished with tiled walls, ceiling light and linoleum flooring.

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 Nov 25 - May 26 - £1,887.50

Sinking Fund November 25 - May 26 - £581.25

Ground Rent May 25 - Nov 25 - £123.57

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

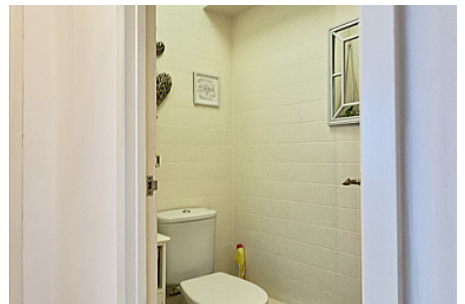
Apartment Rates: 2026 - 2027 £1,572.48

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

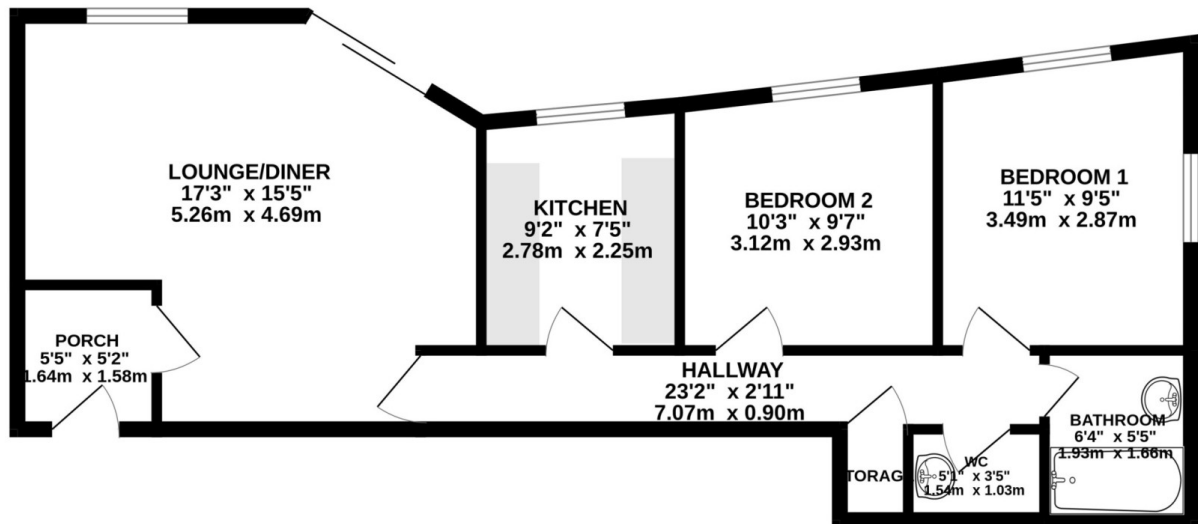
Vacant possession will be given on completion by arrangement.

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
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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