



Apt. 305/306, Queens Court, Ramsey, IM8 1LF

Offered with no onward chain, a bright and spacious third-floor, three-bedroom, two-bathroom apartment enjoying stunning coastal views to the north of the Island. The property offers a generous lounge, galley kitchen, separate dining room and two balconies, providing plenty of space to relax and entertain.

£179,950

Property Overview

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

Property Details

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

Property Agent



David Garfield

Ramsey Branch Manager
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Property Description

Hallway (Approx 10'4 x 2'8 & 9'10 x 5'6)

The hallway features wood-effect laminate flooring throughout and two double storage cupboards with sliding doors. One cupboard houses a pressurised hot water cylinder and the electrical consumer unit. The hallway also benefits from a wall light and thermostat.

Living Room (Approx 17'1 x 20'4)

A large, bright and welcoming living room featuring carpeted flooring and two wall lights. Aluminium double-glazed sliding doors provide access to the enclosed balcony, while an additional uPVC double-glazed window allows plenty of natural light into the room.

Enclosed Balcony (Approx 16'8 x 6'1)

The enclosed balcony enjoys views towards the entrance to Ramsey Harbour and beyond to Bride. It features uPVC double-glazed windows, including three tilt-and-turn windows, and is finished with carpeted flooring.

Dining Room (Approx 10'6 x 14'10)

Situated between the lounge and kitchen, the dining room features carpeted flooring, two wall lights and a wooden single-glazed window overlooking the enclosed balcony. A storage cupboard houses a second pressurised hot water cylinder, and the room also benefits from a second entrance door to the apartment.

Kitchen (Approx 16'10 x 7'2)

A galley-style kitchen fitted within the last two years with white floor and wall-mounted cupboards arranged along three sides, complemented by black and grey speckled worktops. A white ceramic sink with drainer incorporates an integrated dishwasher beneath. Additional storage is provided by a large pantry-style cupboard with pull-out shelving, positioned beside a low-level Beko oven. A four-ring Cooke & Lewis hob is set into the worktop, with an extractor fan above. Tiled splash-backs run along the length of the units, with the remaining walls finished in paint. Further features include a wooden single-glazed window overlooking the enclosed balcony, a light above the sink and grey wood-effect linoleum flooring.

Bedroom One (Approx 17'4 x 14'0)

A large double bedroom offering plenty of natural light through a uPVC double-glazed window and aluminium double-glazed sliding doors leading to the open balcony. The room is finished with carpeted flooring and wall lights, and benefits from direct access to the en-suite bathroom.

En-Suite Bathroom (Approx 9'4 x 5'7)

A spacious en-suite bathroom fitted with a white three-piece suite comprising a WC, a vanity unit with double storage cupboard beneath the sink, and a shower enclosure with sliding glass doors. There is also space for a freestanding washing machine beside the WC. The room is finished with tiled flooring and a wall light above the sink.

Bedroom Two (Approx 7'5 x 9'5)

A spacious single bedroom featuring a uPVC double-glazed window overlooking the open balcony accessed from Bedroom One. The room is finished with carpeted flooring and a wall light.

Bedroom Three (Approx 9'5 x 11'4)

A double bedroom featuring a uPVC double-glazed window overlooking the open balcony accessed from Bedroom One. The room is finished with carpeted flooring and two wall lights.

Main Bathroom (Approx 4'7 x 5'7)

Located adjacent to Bedroom One, the main bathroom comprises a bath with a Mira electric shower over, complete with shower curtain and rail. A washbasin with a small vanity unit sits alongside the bath. The bathroom is finished with tiled walls and flooring, and also benefits from a wall-mounted light and extractor fan.

WC (Approx. 4'10" x 3'9")

A separate WC opposite bedroom two is fitted with a toilet and washbasin, ideal for added convenience.

Plumbing & Heating

The property benefits from a communal boiler providing hot and cold water, with panel radiators throughout, each fitted with thermostatic radiator valves.

Electrical & Power

Mains electrical supply with a distribution board located within the hallway storage cupboard.

Maintenance Charges

The property is leasehold, with the remainder of a 125 year lease which commenced on 15th October 1973.

Apartment Charges

Service Charge May 2026 – November 2026 £2,720.00 (The charge cover buildings insurance, hot water and central heating, cleaning of communal areas, lift maintenance, caretaker services and security.)

Sinking Fund May 2026 – November 2026 £2,200.00

Ground Rent November 2025 – May 2026 £158.22

Rates for 2026-2027: £2,246.40

Offers

All offers and negotiations are to be conducted through the offices of Cowley Groves & Co. Ltd.

Possession

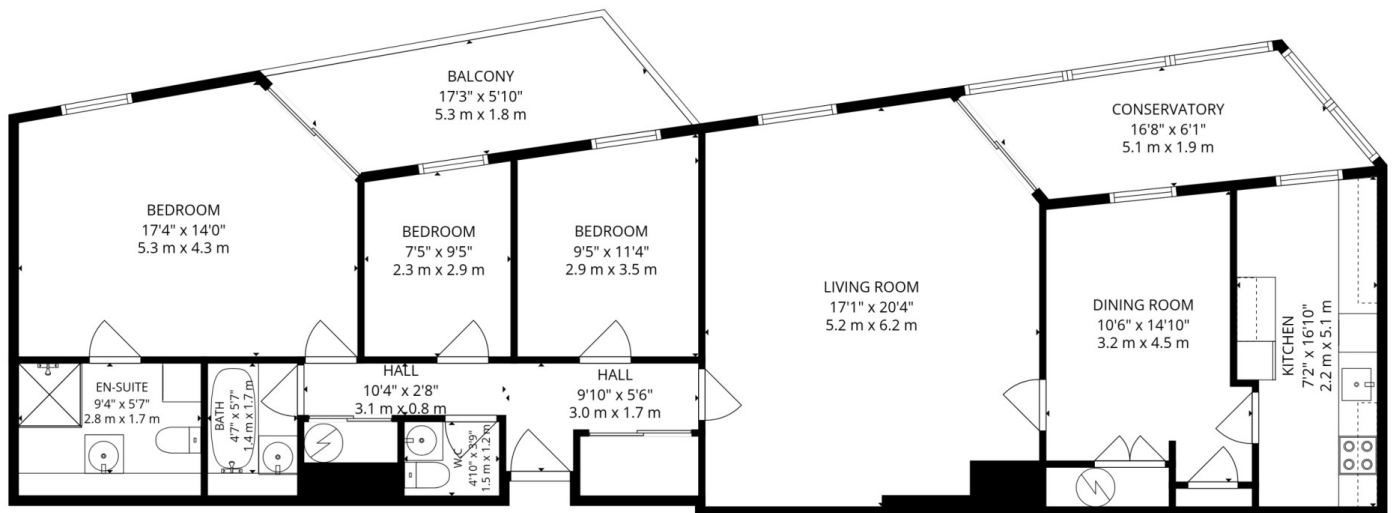
Vacant possession will be given upon completion, by arrangement.

Viewing

Strictly by appointment through the agents, Cowley Groves & Co. Ltd., 9 Parliament Street, Ramsey, IM8 1AF.

For further information or to arrange a viewing, please contact our Ramsey office on **01624 812823** or email ramsey@cowleygroves.com





Total: 1352 sq. Ft, 126 m2

Flat 305/306: 1352 sq. Ft, 126 m2

Excluded Areas: Balcony: 102 sq. Ft, 9 M2, Walls: 103 sq. Ft, 9 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

