



ASKING PRICE

£139,950



THE DETAILS



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Apartment 110, Kings Court
Ramsey
£139,950

call in today or visit www.blackgracecowley.com for more details

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THE DESCRIPTION

- Purpose built first floor apartment with sea views
- Convenient position adjacent to the promenade, beach and town centre
- Spacious Lounge Diner, modern Kitchen
- 2 Bedrooms, W.C. and Shower Room
- Fitted blinds on all windows and the balcony door
- Large Balcony accessed via patio doors from the Lounge
- Karndean flooring
- uPVC double glazing and gas fired central heating
- Active Management Company
- Residents parking
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer Apartment 110, Kings Court, Ramsey to the market. This purpose built first floor apartment with sea views is well presented throughout. Kings Court is situated in a convenient location, adjacent to Ramsey promenade and the town centre. Accessed via a secure automated entry system with lift and stairs to the upper floors. Apartment 110 is situated on the first floor and upon entering the apartment there is a spacious entry hall with Karndean flooring. Bedroom 1 is a good sized double bedroom with fitted wardrobes to two walls, complemented by matching bedside cabinets, Karndean flooring and a window overlooking the balcony which provides sea and Ramsey Pier views. Fully tiled W.C. fitted with a white suite comprising vanity sink unit with mirror over and W.C. Bedroom 2/Study is carpeted with a window overlooking the balcony which provides sea and Ramsey Pier views. Continuing down the hallway towards the Shower Room and Lounge is a useful storage cupboard housing the stainless steel hot water cylinder with shelf over. The fully tiled Shower Room is fitted with a large walk in shower with curved glass shower screen and drop down seat, vanity wash hand basin with mirrored medicine cabinet over, storage units and drawers.

The Lounge Diner can be found at the end of the hallway with access to the Kitchen and sliding patio doors to the Balcony. The spacious Lounge Diner with Karndean flooring has ample space for a dining table, sofa and two armchairs, window overlooking the side elevation. Sea views and Ramsey Pier views can be enjoyed from the armchairs. The Kitchen is fitted with a range of cream high gloss wall and base units with complimentary worktops and metro tiled splash backs, highlighted by under unit lighting. Ceramic hob with extractor over, integrated dishwasher and oven, fridge freezer, washing machine and microwave. Karndean flooring.



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The Balcony with tiled flooring is accessed via sliding patio doors off the Lounge. The Balcony offers space to sit and enjoy morning coffee and afternoon sun whilst taking in the sea views. Double glazed throughout and gas fired central heating. Residents parking. Active Management Company in place. No onward chain. Viewing highly recommended.

- Service Charge May 26 to November 26: £1,510.00
- Sinking Fund May 26 to November 26: £465.00
- Ground Rent November 25 to May 26: £98.91
- Treasury Rates 2026 – 2027: £1,347.84 (discounted to £1,280.45 if paid by 30th June)

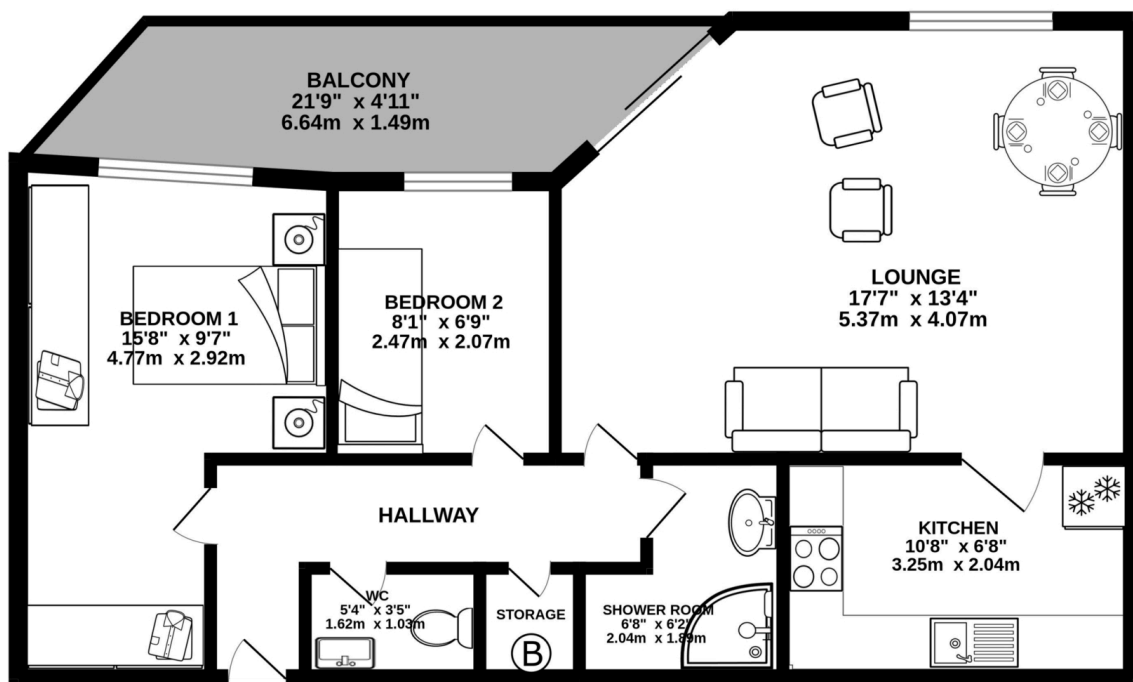
The charges cover buildings insurance and include all heating and hot water, cleaning and maintenance of communal areas, lift maintenance, caretaker and security.

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FLOORPLAN

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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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Disclaimer

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