

**Apt 3 The Pavilions  
Fairway Drive  
Ramsey**

**£349,999**



**Electrically operated gated entrance  
Secure allocated parking with 2 spaces per apartment  
Heated towel rails in all bathrooms, wheelchair accessibility  
Luxury walnut doors with chrome ironmongery areas and entrance foyers  
Lift access to all floors by Otis  
Colour security video entrance and burglar alarm system  
Comprehensive fire alarm system, Traditional masonry construction  
Solid concrete floors throughout, Superior acoustic and thermal insulation  
High performance, low maintenance windows, Underfloor heating to bathrooms  
Kitchens feature granite worktops incorporating oven, hob, extractor, microwave,  
large fridge / freezer and washer dryer  
Villeroy & Boch "Subway" white sanitary ware  
Quality Hansgrohe chrome fittings including 10" Raindance shower heads  
Pressurised hot water systems  
Custom made mirror vanity units in walnut  
Elegant high quality coving with bespoke skirting and architraves to all rooms  
Luxury marble tiled floors to hallway, kitchen, bathrooms, en-suite and storage  
Balconies to all apartments,  
10 year NHBC guarantee  
Design and construction in excess of current building requirements  
999 year leasehold with freehold held by management company owned by the  
residents.  
Share-holding apportioned pro rata per apartment by sq. Ft.**

**'NO ONWARD CHAIN'**

**Directions:** From Parliament Square turn into Brookfield Avenue, travelling passed the entrance to the Golf Course and turn right into Fairway Drive. The Pavillions will be found directly on the right.

**Rates payable:** £ 1,670 (Inc Water Rates) **Management Charges:** £2,900 per annum

**Inclusions:** to be confirmed

**Services:** Mains Water, gas and Electric Services Connected



Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract. Floorplans are for illustrative purposes only, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.