



**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



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