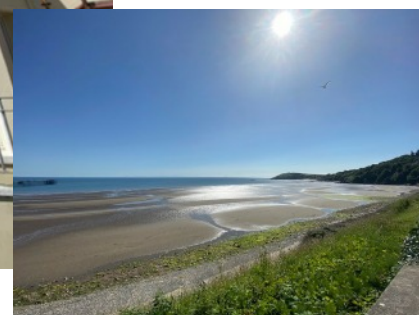
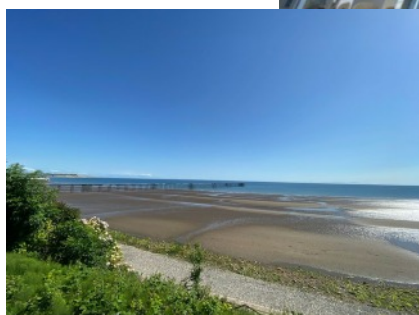
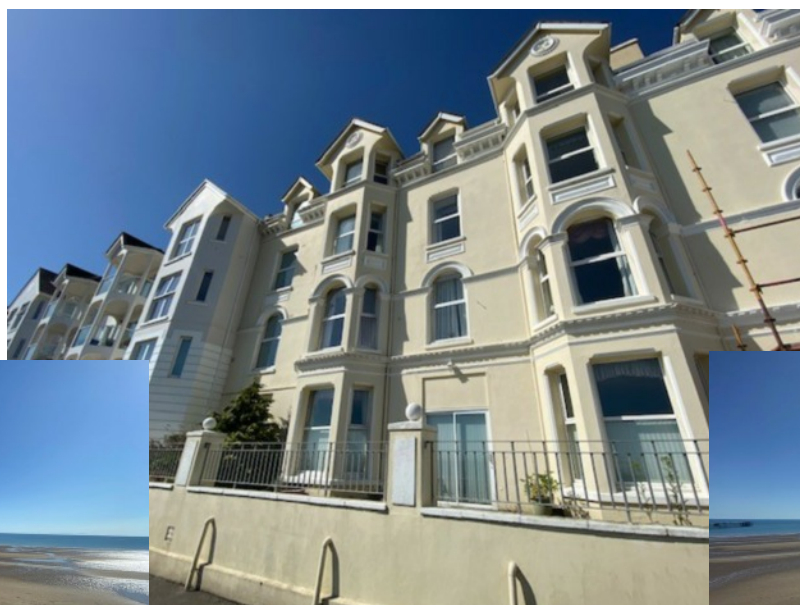




**22 The Fountains  
Ballure Promenade  
Ramsey**

**£350,000**



**Spacious, First Floor Apartment in a well Managed Building, with  
Panoramic Views Across Ramsey Bay. Within Easy Reach of  
Ramsey Town Centre and All it's Amenities.  
Ideal as a 'Lock up and Leave' Property**

**Accommodation Comprises:**

**Lounge with Fireplace and Bay Window Taking Full advantage of  
the Views,  
Large, Fully Fitted Kitchen/Diner, Master Bedroom with Fitted  
Wardrobe and En-Suite with Bath. Further Double Bedroom with En-  
Suite and Single Bedroom/Study  
Family Shower Room.  
Gas Central Heating  
Secure Underground Parking Space and Additional Allocated  
Parking Space to the Side of the Building.**

**No Onward Chain**

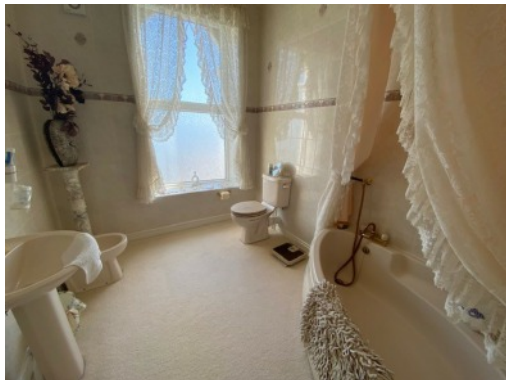
**Directions:** proceed from Parliament Square along Waterloo Road and then onto Ballure Road, turn left into Ballure Promenade and the building can be found immediately on the right.

**Rateable Value: £ 200.00**

**Rates Payable: £1,869.60 (Inc. Water Rates)**

**Management Fees: £1988 (+£100 Ground Rent) per Annum**

**Tenure: Leasehold**



GROUND FLOOR  
1607 sq.ft. (149.3 sq.m.) approx.



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.