

1 & 2 Maughold Lodge, Ramsey

£650,000



**Two Stunning New Builds, Situated in the Heart of Ramsey,
Walking Distance to Town Centre, Schools, Beach.**

These New Builds are close to completion and finished to a very high standard, they both offer a fantastic spacious layout, ideal for family living.

Accommodation Comprises:-

Approx. 2,200sq/ft new build detached property

Located in a sought after area next to 3 popular walks

Large open plan living room and kitchen, Lounge

4 Double bedrooms (all en-suite) includes large master suite, 2 Dressing rooms

Utility room with rear door

Super insulated, Triple glazed windows throughout

Oil fired central heating

Underfloor heating to the ground floor and all bathrooms

Large driveway with ample parking and single integral garage

Large rear garden and patio area

Ballure MER request stop 5 mins walk

10 Year structural warranty

Contact Online Services Planning Department – Planning Application: 06/00314/A



Directions: Travelling from Ramsey Town Hall towards May Hill, turn left onto Lheaney Road, take the third turning on the right into Crescent Road then left onto Crescent East, turn left onto Cloughbane Walk and the entrance to the properties is on the left just after Maughold House.

Rateable Value: to be advised **Rates Payable:** to be advised (inc Water Rates) 2022

Tenure: Freehold **Services:** Mains Drainage



TOTAL FLOOR AREA : 2077 sq.ft. (193.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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