



**7 Marine Gardens,  
Ramsey**

**£345,000**



**Well Presented Town House Situated in the Heart of Ramsey Town Centre and Enjoying Beautiful Sea Views to the Front and Garden Views to the Rear.**

**Accommodation Comprises:  
Lounge with South Facing Balcony,  
Newly Fitted Kitchen/Diner with balcony and Sea Views,  
Three Double Bedrooms Plus  
Study/Dressing Room (Potential Fourth Bedroom),  
Family Bathroom and Shower Room, Cloakroom/W.C.  
Integral Garage.  
Communal Maintained Gardens & Pond to the Rear.**

**‘Viewing Highly Recommended - No Onward Chain’**

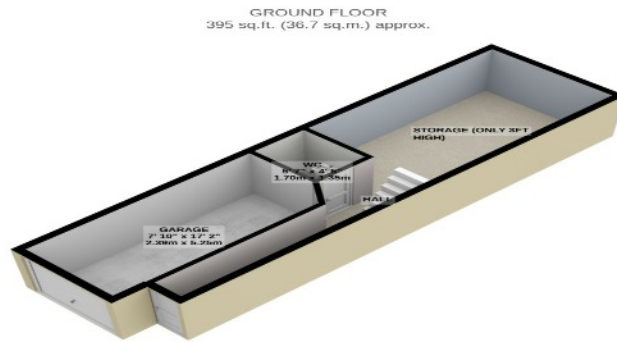
**Directions:·** Travelling from Parliament Square down Parliament Street towards the end and turn left into Market Hill. Straight ahead at the roundabout and follow road round onto Queens Promenade and Marine Gardens is the third turn on the right.

**Rates Payable: £1300 pcm** (Inc. Water Rates)

**Tenure: Freehold**

**Management Charges £725.00 per annum**

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



**TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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. Made with Metropix © 2022

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.