



**305 and 306 Queens Court  
Ramsey  
IM8 1LF  
£175,000**



**Spacious Double Apartment Located On The Top Floor With  
Spectacular Sea Views**

**Queens Court Is Situated In The Heart Of Ramsey Town  
Centre And Walking Distance To All Local Amenities**

**Accommodation Comprises;  
Entrance Hall With Two Large Cupboards, Large Lounge Leading  
Onto Closed Balcony And Lovely Sea Views,  
Dining Room, Fitted Kitchen,  
Master Bedroom With Generous En-Suite And Access To Open  
Balcony,  
Two Further Bedrooms, Family Bathroom, Separate WC.  
New Boiler And Radiators  
Fire Certificate In Place**

**Viewing's Highly Recommended**

**Directions:** Proceed from Parliament Square along Parliament Street continue along turning left onto Market Hill, then straight ahead at the roundabout onto Queens Prom and take the next turn right after the Bowling centre.

Management Charges:

Service Charge: £3,200 Per Six Months (Includes Heating and Hot Water)

Ground Rent: £125

Rates: £1,700 Per Annum



GROUND FLOOR  
1163 sq.ft. (108.0 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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