



**12 Marine Gardens,
Ramsey**

£349,000



**Spacious Town House Situated in the Heart of Ramsey Town Centre
Split Level Style Property,
Enjoying Beautiful Sea Views to the Front and
Garden Views with Large Pond to the Rear.**

**Accommodation Comprises:
Entrance Hall, Utility/WC, Large Under Floor Storage,
Lounge with South Facing Balcony,
Newly Fitted Kitchen/Diner with Balcony and Sea Views,
Three Double Bedrooms (one en-suite),
Family Bathroom,
Integral Garage.
Communal Maintained Gardens & Pond to the Rear.
Active Management Company in Place.**

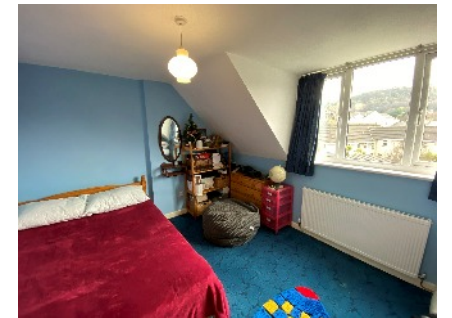
Directions:· Travelling from Parliament Square down Parliament Street towards the end and turn left into Market Hill. Straight ahead at the roundabout and follow road round onto Queens Promenade and Marine Gardens is the third turn on the right.

Rates Payable: £1,420.90 pcm (Inc. Water Rates)

Tenure: Freehold

Management Charges £650 per annum

Services: Mains Water, gas and Electric Services Connected



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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.