



**16 Godred Court
Kings Reach, Ramsey
£145,000**



**First Floor Purpose Built Apartment
Sat In The Sought After Over 50's Residential Development With
Communal Gardens And Views To The Hills**

The Accommodation Offers:-

- Good Sized Lounge With Electric Fire
- Fitted Kitchen With Electric Oven, Gas Hob and Fitted White Goods
- Large Double Bedroom With Fitted Wardrobes
And Door Leading To The South Facing Balcony
- Modern Shower Room
- Gas Fired Central Heating
- Upvc Throughout
- 24 Hour Warden
- Communal Parking Available

Directions: Proceed from Parliament Square out along Bowring Road, turn left onto Jurby Road, then third right onto Clifton Drive. Turn right again onto Alkest way and right into Kings Reach, and follow the signs for Godred Court. The communal car park is directly on your left.

Rateable Value: £88 **Rates Payable:** **Approx** £819.54 (inc. Water Rates) (

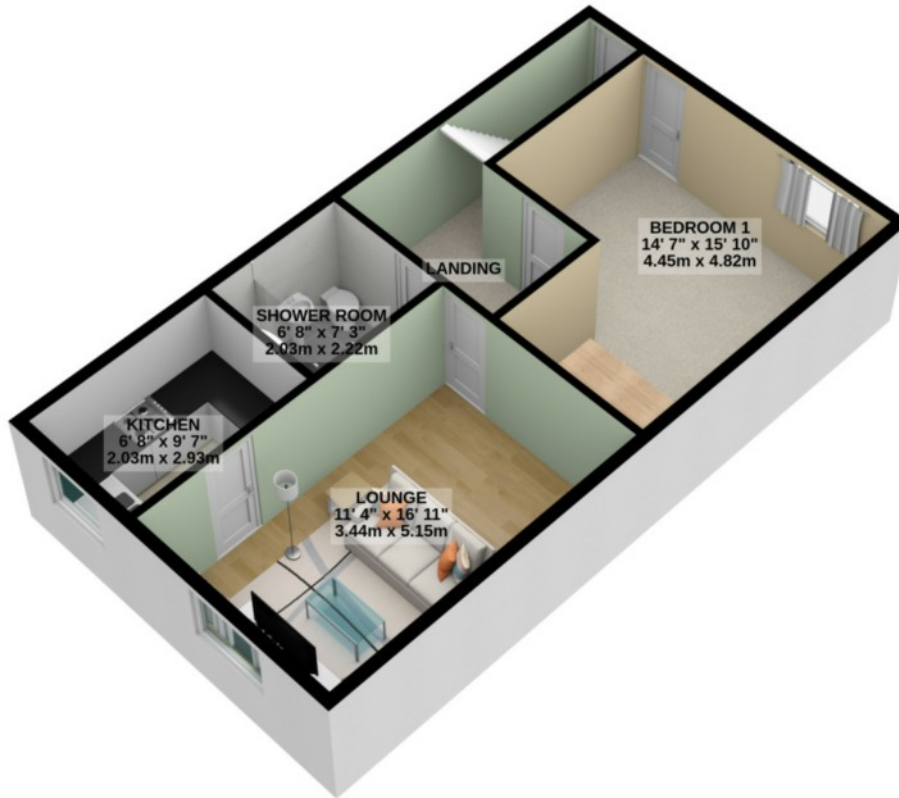
Tenure: Leasehold 125 Year Lease

Management Charges: £160.00 pcm

Ground rent: £75 per year

Additional Information: On the sale of the property the Leaseholder should pay 1% of the original purchase price for each year of ownership to Four Seasons Healthcare Ltd.

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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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