

## 502 Kings Court £179,950



A Beautifully Presented Purpose Built Large 2 Bedroom Apartment Sat In A Central Location On Ramsey Seafront With Breathtaking Panoramic Views Over Ramsey Town And Ramsey Bay The Apartment Is Conveniently Located Within A Short Level Walk to All Of Ramsey Town Amenities

**Accommodation Comprises:-**

Secure Door Entry System With Lift Access To All Floors
Light and Spacious Entrance Hall

Extensive Lounge With Stunning Panoramic Views Over Ramsey Town and Bay With Enclosed Balcony Modern Kitchen With Built In Neff Electric Oven, Hobb and Microwave, And All White Goods Separate Storage/Utility Area With Washing Machine

Separate Dining Room/ or Study

Modern Bathroom With Bath

Generous Double Bedroom With Fitted Mirrored Wardrobes
Large Master Bedroom With Fitted Wardrobes And Enclosed Balcony
En-Suite Shower Room With Bidet and Toilet

Parking Permit Available

\*\* A Doublle Garage is available to purchase with this property if desired at an additional cost\*\*

Directions: Proceed from Parliament Square down Parliament St and at the bottom turn left into Market St, turn right at the roundabout and Kings Court is directly ahead. Apartment 502 is situated on the Fifth Floor.

Rates: Please Contact The Rates Office On 658661 For Confirmation Of This Years Rates

Management Charges Per 6 Months - Service Charge £3302.08, Sinking Fund - £854.17 Ground Rent - £189.05 (Approx £725.00 Per Month (This Includes Hot Water and Heating)



TOTAL FLOOR AREA: 1455 sq.ft. (135.1 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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