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6 Magnus Court, Kings Reach, Ramsey, IM8 3NT
Asking Price £147,000

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An immaculately presented 'turn key' first floor apartment on this popular sheltered housing complex. Close to bus route. The accommodation comprises: Large Lounge, door to balcony enjoying Western views, Kitchen, Bedroom with ensuite Shower Room, second Bedroom and Bathroom. Gas central heating. Residents must be aged over 50 years



LOCATION

From Parliament Square proceed north up Bowring Road and turn left onto Jurby Road. Continue along this road and take the fourth turning on the right into Clifton Drive. Take the first turning on the right in to Alkest Way and then the next right turn and follow the road around to the right through the parking area with the pond in front. Number 6 can be found on the left hand side of the pond.

COMMUNAL ENTRANCE

Communal entrance door. Post boxes. Stairs to first floor.

ENTRANCE DOOR

Secure entry door

HALLWAY Coved ceiling. Cloaks cupboard with hanging space and shelving. Radiator. Consumer unit. Loft Access.

BEDROOM

10' 3" x 9' 0" (3.12m x 2.74m)

Velux overlooking communal gardens. Coved ceiling. Radiator. Television access.

FAMILY BATHROOM

6' 8" x 11' 0" (2.03m x 3.35m)

Modern four piece suite comprising panelled bath, shower cubicle with Mira electric shower, pedestal hand wash basin and WC. Coved ceiling. Fully tiled walls and floor. Heated towel rail. Light with shaver point. Cupboard with shelving. Extractor.

BEDROOM

15' 5" x 11' 8" (4.70m x 3.55m)

Window overlooking communal gardens. Fitted wardrobes to one wall. Fitted cabinet with drawers to alcove wall with telephone point. Internet connection. Coved ceiling. Radiator

EN-SUITE

Modern three piece suite in white comprising corner shower cubicle, push back WC and pedestal hand wash

basin. Fully tiled walls and floor. Opaque glazed window. Radiator

LOUNGE/DINER

19' 4" x 18' 1" (5.89m x 5.51m)

Window overlooking rear aspect. Feature fireplace with electric flame effect fire on a raised hearth with decorative metal work. Velux. Coved ceiling. Television, telephone and satellite points.

KITCHEN

11' 2" x 8' 3" (3.40m x 2.51m)

White high gloss kitchen with ample eye level and base units. Granite effect worktop. 1 and 1/2 bowl ceramic sink and drainer. Four ring gas hob with pull out extractor hood over. Electric oven and grill. Integrated dishwasher. Space for fridge freezer. Washing machine plumbed. Tiled splashback and floor. Door to balcony. Worcester combi boiler. Coved ceiling. Radiator.

BALCONY

Good size balcony with ample room from chairs and table. Westerly facing offering evening sun. Decorative railings.

OUTSIDE

Communal gardens with paths and water features.

TENURE

LEASEHOLD - 125 years from 1989 approx. SERVICE CHARGE: £130 per calendar month. This includes: Employment of Resident Managers, insurance of exterior and common areas and all the company's fixtures and fittings and equipment used in connection therewith. Maintenance of all pipes, plant, wiring and all other equipment required to provide heating, plumbing, electrical and sewage services (to point of delivery) and communal area. Cost of maintenance of emergency alarm system and

all necessary fire fighting equipment in common area. Cost of supplying all common areas with lighting. Cost of maintenance of gardens, forecourts, roadways and paths. Cost of management administration. Cost of inspection and supervision of apartments at request of residents in their absence and attending to all forwarding of mail. Excluding the cost of postage and other out of pocket expenses.

GROUND RENT: £75 per annum.

SERVICES

Mains services connected. Gas fired central heating

RATES

Rateable Value: £140

Rates Payable: £1,075 approximately

VIEWINGS

Viewing is strictly by appointment through CHRYSALS. Please inform us if you are unable to keep appointments.

POSSESSION

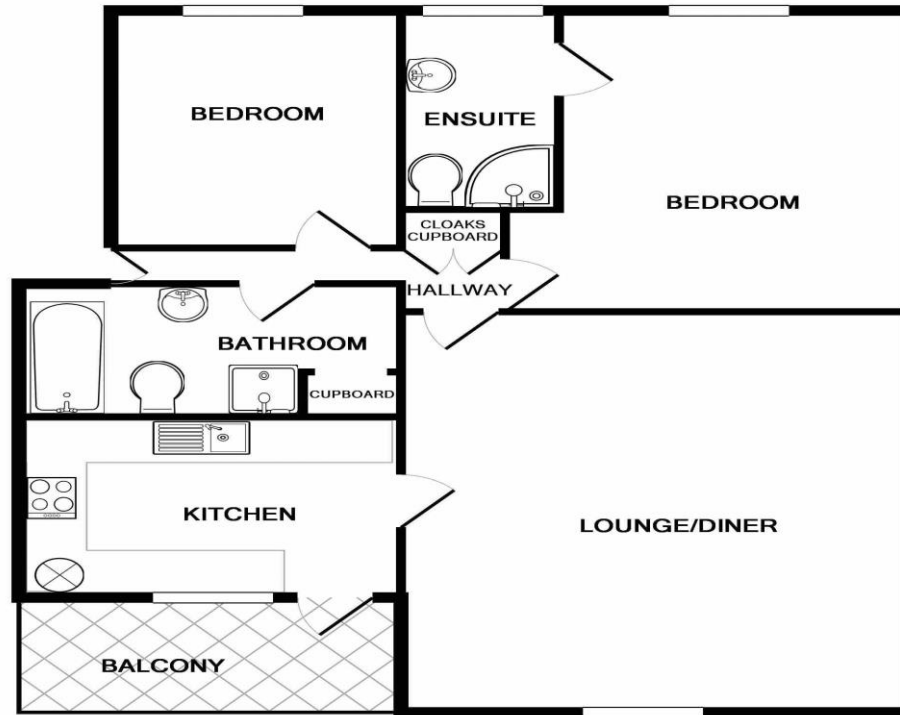
Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

N.B

The property can be sold on the open market but the seller has to pay to the Freeholder a fee of 1% of the purchase price, for every year they have owned the property. This is put towards the long term repairs, improvements etc to roads, paths, gardens, structures etc.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Since 1854



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