



**112 Queens Court
Ramsey
£120,000**



**A Well Presented and Spacious 2 Bedroom Apartment
Located On The First Floor With South Facing Sea Views
Queens Court Is Situated In The Heart Of Ramsey Town Centre
And Walking Distance To All Local Amenities**

The Accommodation Comprises:-

Entrance Hall With Large Double Fronted Storage Cupboards
Generous Size Lounge with Open Arch
Into The Modern Kitchen Boasting a Lovely Tiled Floor
White Goods and Electric Oven and Hob Are Included
Large Enclosed Glass Balcony With Beautiful Views of The Sea
A Large Double Bedroom With Fitted Wardrobes
Further Good Sized Single Bedroom
Modern Shower Room and Separate WC
Newly Decorated and Carpeted Throughout
Including New Wiring

Viewing 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. Queens Court is situated between St. Paul's Square and Queens Promenade.

Service Charge: £ 1400.00 Per Six Months (Includes Heating and Hot Water)
Sinking Fund £750.00 Per Six Months
Ground Rent: £80.00 Rates: £ 1200 Approx Per Annum



TOTAL FLOOR AREA : 741 sq.ft. (68.9 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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