

**Apt 2 The Pavilions,  
Ramsey, IM8 2BQ  
£435,000**



**Unique Duplex Apartment,**

**Situated in this Sought After Development of 15 Luxury Spacious Apartments.**

**Built to a Superb Specification and Located adjacent to Ramsey Golf Course with Private Access.**

**Electrically Operated Gated Entrance and Secure Allocated Parking for Two Vehicles.**

**Lift Access to all Floors & Security Video Entrance.**

**999 year Leasehold with Freehold held by the Management Company owned by the Residents.**

**Accommodation Comprises:-**

**Spacious Entrance Hall, Cloakroom/WC, Large Storage/Airing Cupboard,**

**Lounge Diner with French Doors to Balcony,**

**Fitted Kitchen with Free Standing American Style Fridge Freezer,**

**Master Bedroom with Large En-suite & Villeroy & Boch white Sanitary Ware.**

**Study, Stairs to Upper Floor,**

**Landing, Double Bedroom, Dressing/Library Area, En-suite Shower Room,**

**Under Floor Heating to all Bathrooms,**

**Electric Central Heating, Double Glazed Throughout.**

**‘Delightful Communal Grounds and Gardens Maintained by the Management Company’**

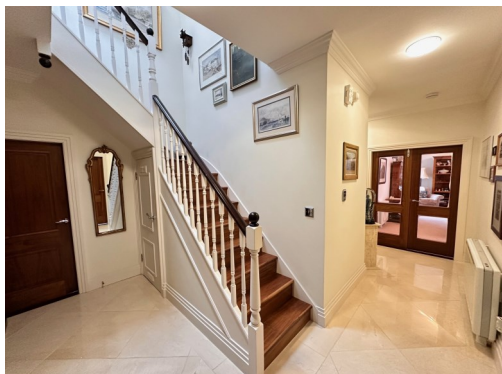
**Directions:** Travelling from Parliament Square Ramsey, turn right at Ray Motors Garage and continue up Brookfield Avenue to Cloughbane Drive, turn right onto Fairway Drive and The Pavilions can be found on the right hand side, drive through double gates and park on the right hand side in spaces marked for Apt 2.

**Rates:** please contact the rates office on 685661

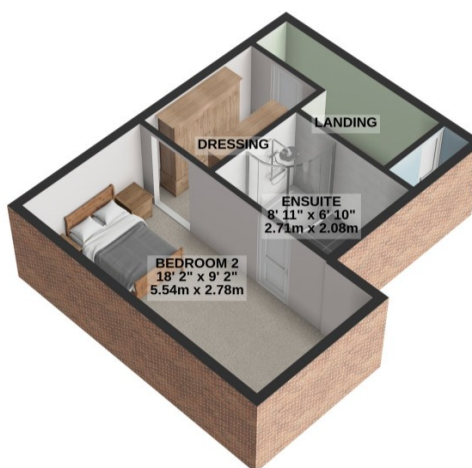
**Tenure:** Freehold

**Services:** mains drainage and gas central heating.

**Management Charges:** £3080 per annum



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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.  
Made with Metropix © 2024