

APT. 31 BALLACOTTIER MEADOW, DOUGLAS, IM2 2QX

Large Ground Floor Apartment with Private Rear Garden. To be Sold With Tenant in Situ. Currently Achieving £850PCM. 2 Allocated Parking Spaces. Well Kept Throughout. New Carpets.

For Sale - £200,000

PROPERTY SUMMARY

Price:	£200,000
Type:	Apartment
Status:	For Sale
Area:	Douglas, EAST
Bedrooms:	2
Reception Rooms:	1
Bathrooms:	1

FULL DESCRIPTION

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Accommodation

Ground Floor

Communal Entrance Hallway

Outdoor entry intercom system. Post box. Stairway access to upper floors. Tiled flooring. Double glazed windows. Entrance to:

Apartment 31

Private Entrance Hallway

Entry intercom phone. Telephone point. Deep set storage cupboard with fitted slatted shelving. Light.

Open Plan Living Room/ Kitchen

Living Room (approx. 15'0 x 12'0)

Television, satellite and telephone points. uPVC double glazed window overlooking the private rear garden.

Kitchen (approx. 10'7 x 9'4)

Fitted with a range of modern fronted base, wall and drawer units. Work surfaces incorporate a stainless steel one and a half bowl sink with mixer tap and drainer. Integrated Siemens electric oven/ grill with four ring gas hob with stainless steel extractor hood above. Freestanding Indesit fridge/ freezer. Slot-in Indesit washer/ dryer (included in the sale). Glow Worm wall mounted gas fired central heating boiler. Tiled splashbacks. Tile effect flooring. Ceiling downlighters. uPVC double glazed sliding patio doors provide access onto the private rear garden/ patio area.

Bedroom 1 (approx. 15'1 (into Bay Window) x 12'0)

uPVC double glazed bay window overlooking the front aspect and providing plenty of natural light. Television point. Telephone point.

Bedroom 2 (approx. 11'6 x 9'6)

uPVC double glazed window overlooking the front garden.

Bathroom (approx. 7'9 x 6'4)

Fitted with a modern white three piece suite comprising of panel bath with shower attachment and screen. Pedestal wash hand basin and W.C. Frosted uPVC double glazed window. Tiled splashbacks. Tile effect flooring. Ceiling downlighters. Extractor fan. Radiator. Shaver point and light.

Outside

To the rear of the property, apartment thirty one comes with a private rear

AT A GLANCE

Type:	Apartment
Status:	For Sale
Price:	£200,000
Area:	Douglas, EAST

INSIDE

Bedrooms:	2
Reception Rooms:	1
Bathrooms:	1
En-suite:	0
Windows:	UPVC Double Glazed
Heating:	Gas Central Heating
Furnished:	No

OUTSIDE

Garage:	Off Street Parking
Front Garden:	None
Rear Garden:	Lawned
Acreage:	0
Outbuildings:	No

WHO TO CONTACT



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Cowley Groves Douglas

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garden and patio area, ideal for children to play in and summer barbeques. Outdoor nightlight. Two private allocated parking spaces.

Services

All main services are connected. Gas fired central heating. uPVC double glazed throughout.

Inclusions

All floor coverings and blinds. Fridge/ freezer and washer/ dryer.

Management Fees

There is an active management company in place with the current charge set at £1,400PCM for the financial year 2017/18.

Tenancy Lease Details

Tenant in situ currently achieving £850PCM. Lease runs until 25th August 2020. Tenant is happy to renew this lease.

Rates

£723.30 (incl. water rates) 2018.

Directions

Travelling out of Douglas on the Peel Road turn left at roundabout into Saddle Road then right into Vicarage Road follow the road ahead to the Isle of Man Business Park taking a left turn into Ballacottier Meadow where the apartment block can be found on the right hand side.

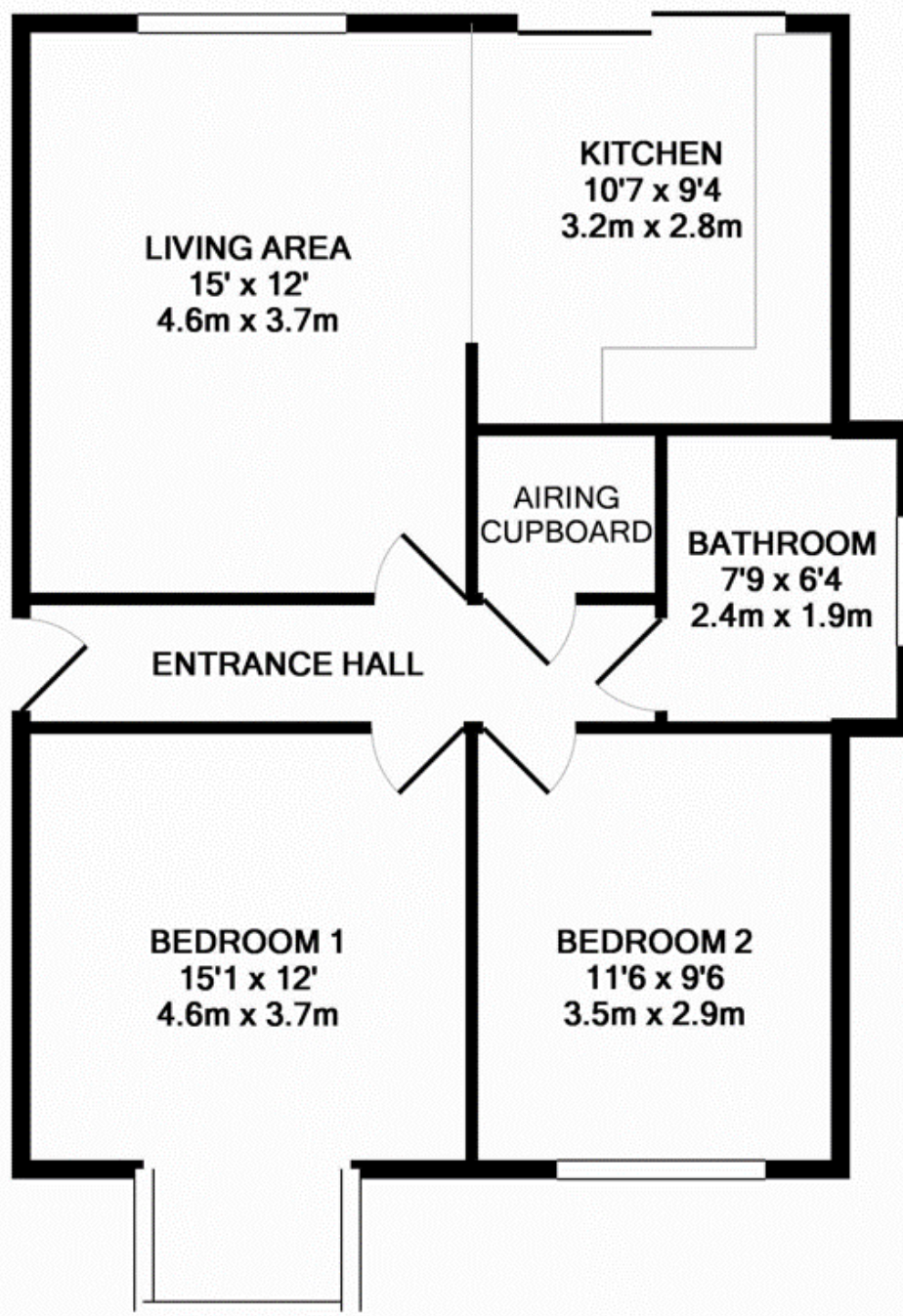
GALLERY

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FLOORPLANS

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TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

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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LOCATION

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