



Apt. 5 Cringle Close, Reayrt Mie, Ballasalla, IM9 2BZ

Newly built first floor 2 bed, 1 en-suite, 1 bath apartment. Situated in a newly built development within a short walk of local shops & amenities. Remainder of a 10 year NHBC warranty. 2 Allocated parking spaces & communal parking area.

£239,950

Property Overview

Property Type	Apartment
Receptions	1
Bedrooms	2
Bathrooms	1
En-Suites	1

Property Details

Property Type	Apartment	Heating	Gas Fired Central Heating
Receptions	1		uPVC Double Glazed
Bedrooms	2	Windows	
Bathrooms	1		Allocated Parking Spaces
En-Suites	1	Garage	

Property Description

Remainder of a 10 year NHBC warranty.

Accommodation

First Floor

- Entrance Hallway (approx. 10'2 x 4'3): Two storage cupboards, housing the Zanussi washer/dryer and a Beko tumble dryer.
- Open Plan Lounge/Kitchen/Diner (approx. 19'2 x 12'5 min): Integrated appliances include: AEG induction hob (pans included in the sale) with a Zanussi extractor hood above.
- Bedroom 1 (approx. 13'0 to Wardrobes x 8'9): Built-in mirrored wardrobes.
- En-Suite Shower Room (approx. 7'1 x 6'2)
- Bedroom 2 (approx. 11'1 x 9'6)
- Bathroom (approx. 7'2 x 6'2)

Outside

Exclusive right to use 2 allocated parking spaces. Communal parking area.

Services

All main services are connected. Electric and gas fired central heating for heating and hot water. Newly fitted in 2023 with a gas fired central heating boiler. uPVC double glazed throughout. Fibre broadband connected. Ethernet cables throughout.

Tenure

Leasehold. Remainder of a 999 year lease.

Management Company

There is an active management company in place with the current charge set at £835.18 Per Annum and a ground rent of £100.00 Per Annum for the financial year 2025/26.

Rates

IOM Government Treasury: £805.17 (2025/26).

Note

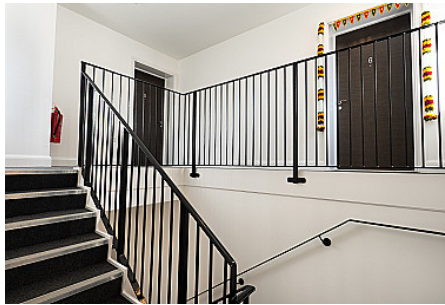
Please note that there is a ground floor commercial unit which has Use Class orders of 1.1 and 1.3. Examples of uses permitted include:

- The retail sale of goods other than hot food
- The selling of food or drink for consumption on the premises (not to take away)
- A post office
- Hairdressing or the provision of beauty treatments
- A florist or the grooming of pets

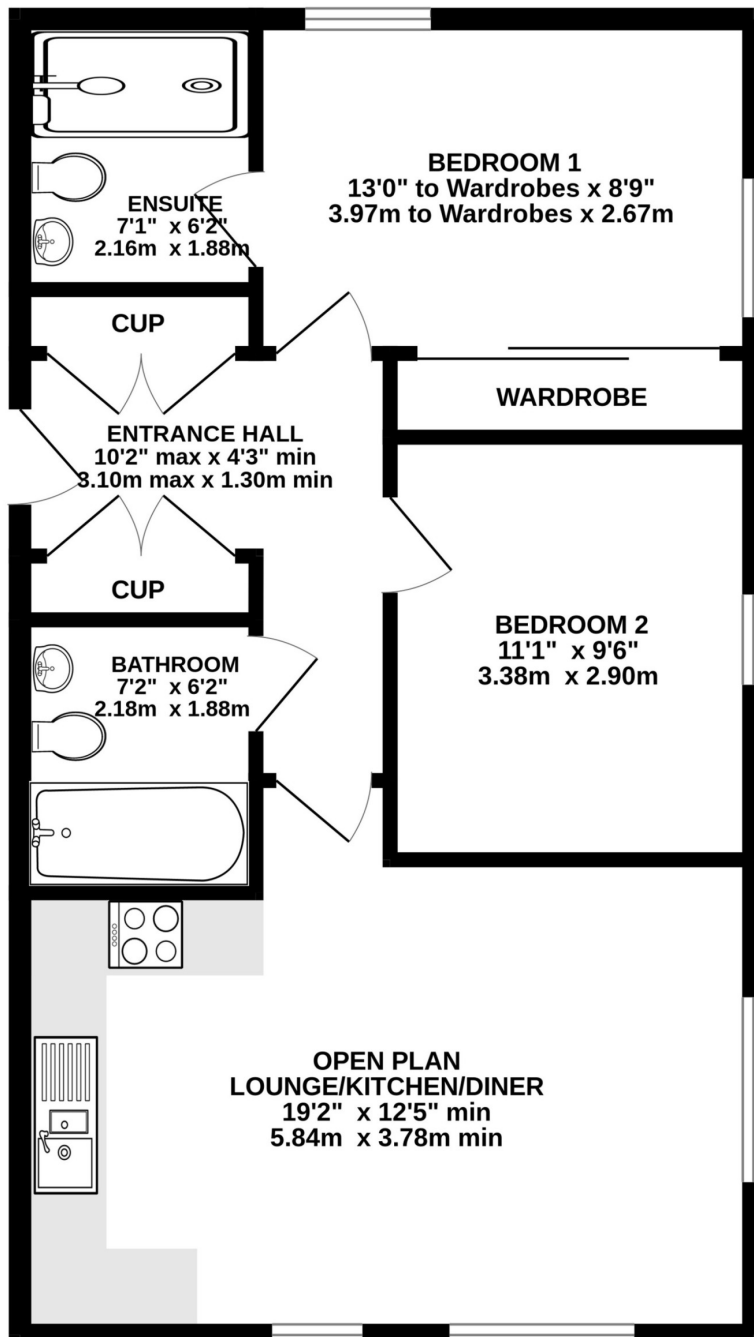
Additional details of which can be provided upon request.

Directions

Travelling through Santon, along the main road in the direction of Ballasalla, continue past the Fairy Bridge and proceed along, taking a left at the roundabout. Follow the road down and take the first right hand turning into Ballahick Way. Turn left onto Shimmin Road and turn left again, into Cringle Close, where number five can be found in the corner block straight ahead.



FIRST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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