

ASKING PRICE / Offers in the Region Of

£160,000

THE DETAILS



3



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**Apartment 7, Mount Rule House
Mount Rule, Braddan**

Offers in the Region Of £160,000

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645 555

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PROPERTY DETAILS FOR

Apartment 7, Mount Rule House, Mount Rule, Braddan

THE DESCRIPTION

- Very spacious first floor converted apartment
- Rural location yet close to Douglas
- Impressive setting within established grounds
- Hall with Study area, 29ft Lounge/Dining Room, Kitchen
- 3 Bedrooms, En Suite Shower Room, Bathroom
- Single Garage
- No onward chain
- Updating and modernisation required

THE PROPERTY

DIRECTIONS

Leave Douglas centre via Peel Road and continue to the roundabout at the Jubilee Oak before turning right into Braddan Road. Continue over the next two roundabouts towards Mount Rule and beyond the turning for Baldwin and Mount Rule House is a short distance along on the right hand side.

ACCOMMODATION

COMMUNAL ENTRANCE

Lift and stairs to the upper floors.

HALL

Spacious entrance hall with an open plan study area off measuring approximately 11'0 x 7'0.

LOUNGE/DINING ROOM (*APPROX 28'7 X 19'8 MAX*)

Marble display fireplace with wooden surround. Patio doors leading on to a small balcony.

KITCHEN (*APPROX 13'0 X 10'4*)

Original units and appliances. Plumbing for automatic washing machine.

BEDROOM 1 (*APPROX 15'0 X 15'0*)

Alcove wardrobes.

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BEDROOM 2 (APPROX 15'10 X 13'10)

Please note this bedroom is only accessible either through the kitchen or bedroom 3.

BEDROOM 3 (APPROX 16'8 X 14'7 MAX)

L-shaped room.

EN SUITE SHOWER ROOM (APPROX 11'6 X 5'7)

Original suite and tiling.

FAMILY BATHROOM (APPROX 9'9 X 7'2)

Original suite and tiling.

OUTSIDE

Property is set in well established mature grounds with car parking and two single garages.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

TENURE

Property is leasehold with the remainder of a 100 year lease from 1973. Arrangements are ongoing to create a new lease with a longer term.

CURRENT SERVICE CHARGE

£436.80 per month, includes heating and hot water

POSSESSION

Vacant possession on completion of purchase.

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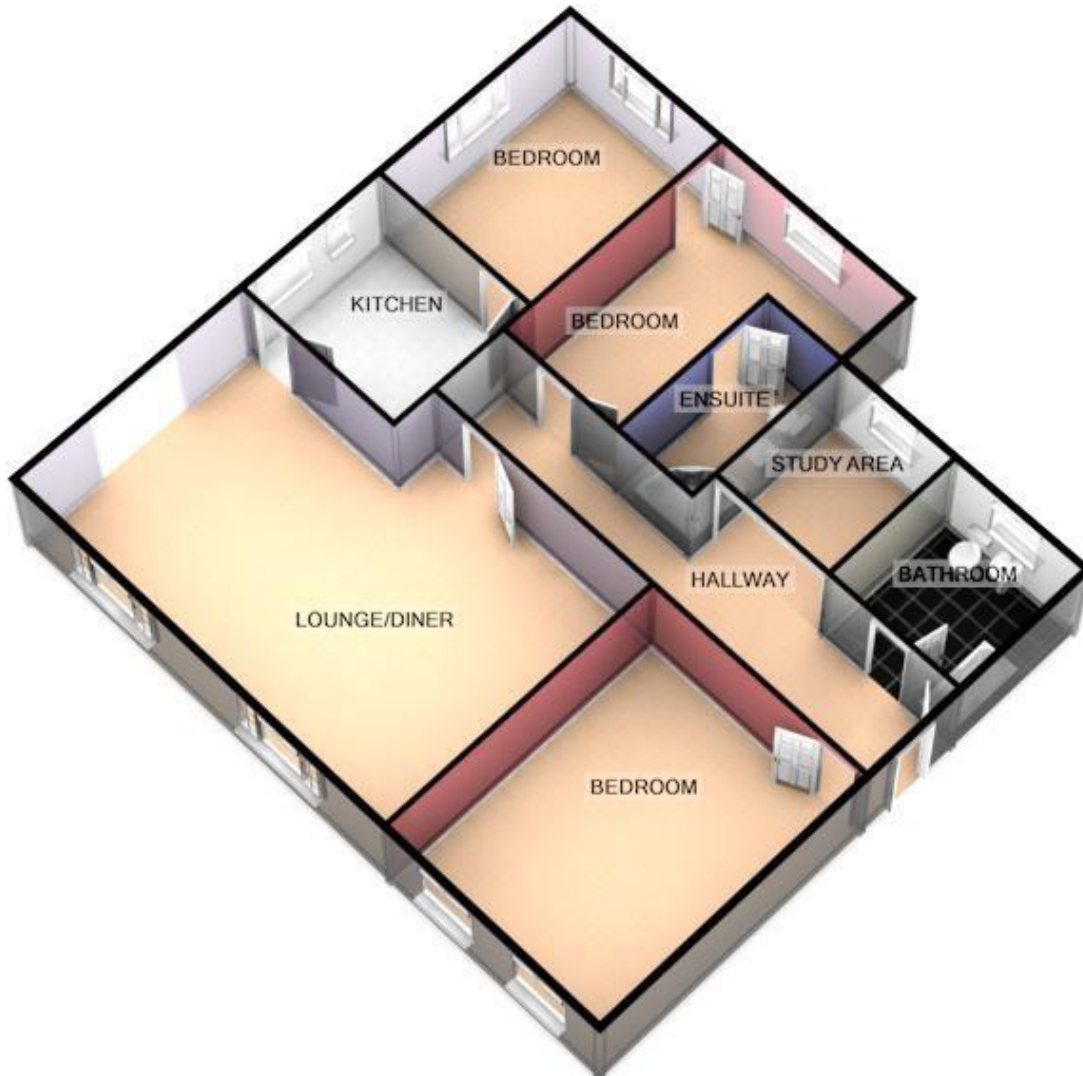
VIEWINGS

By appointment through the Agent, Black Grace Cowley.

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FLOORPLAN



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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