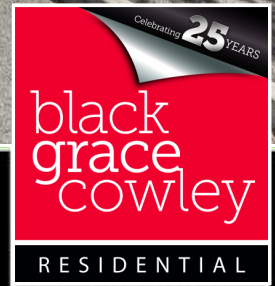




ASKING PRICE

£209,950



## THE DETAILS

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11 St Ninian's Court  
Douglas  
£209,950

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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PROPERTY DETAILS FOR  
11 St Ninian's Court, Douglas



PROPERTY DETAILS FOR  
11 St Ninian's Court, Douglas





PROPERTY DETAILS FOR

# 11 St Ninian's Court, Douglas

## THE DESCRIPTION

- Purpose built modern, second (top) floor apartment
- Immaculately presented and maintained throughout
- Superior development for over 50 years of age
- Convenient position close to amenities and on a bus route
- Lift and wheelchair access to all areas and floors
- Lounge/Dining Room with a view towards Nobles Park
- Fitted kitchen with built-in appliances, 2 double Bedrooms with distant sea views
- Walk-in Wet Room with shower
- Electric heating on dual tariff and uPVC double glazing
- Smoke detectors, sprinkler system and intruder alarm
- Landscaped garden with seating areas
- Allocated parking space and ample visitor parking
- Active Management Company and on site Warden
- No onward chain, ready to walk in to home with quiet location

## THE PROPERTY

### DIRECTIONS

Leave Douglas centre via Quarterbridge roundabout along Bray Hill and then onto the traffic lights at St Ninian's. Turn right and then left, then direct left into St Ninian's Court.

### GROUND FLOOR

### SHARED ENTRANCE

Video security entry phone and stairs leading to the upper floors and lift access.

### APARTMENT

### LOUNGE (APPROX 16'2 X 13'10 MAXIMUM)

Television and telephone points. Double doors leading through to:

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PROPERTY DETAILS FOR

## 11 St Ninian's Court, Douglas

### KITCHEN (APPROX 8'6 X 6'10)

Attractively fitted with a range of modern cream fronted base, wall and drawer units with matching worktops, incorporating a 1½ bowl stainless steel sink unit with tiling behind. Built-in Zanussi electric oven with matching microwave oven, electric hob and extractor hood. Fitted fridge freezer, washer dryer and dishwasher.

### INNER HALLWAY

Double storage unit and airing cupboard containing pressurised hot water cylinder.

### BEDROOM 1 (APPROX 13'10 X 10'7)

Television and telephone points.

### BEDROOM 2 (APPROX 12'11 X 10'1)

Television and telephone points.

### WET ROOM (APPROX 8'2 X 5'7)

Suite comprising walk-in wet area with level access to plumbed in shower, glass shower screen, floating wash hand basin with vanity unit and toilet with concealed cistern. Mirror with cabinet recessed into wall, chrome fittings, heated towel rail.

### SERVICES

Mains water, electricity and drainage are installed. Ventilation system. Electric heating with dual tariff supply. uPVC double glazing.

### TENURE

The property is leasehold with a remainder of a 999 year lease with an active Management Company in place. The current service charge is in the region of £1,800.00 per annum and there is a £1.00 per annum ground rent. Rateable value is £108.00 with rates payable approximately £1,000.00 per annum.

### POSSESSION

Vacant possession on completion of purchase.

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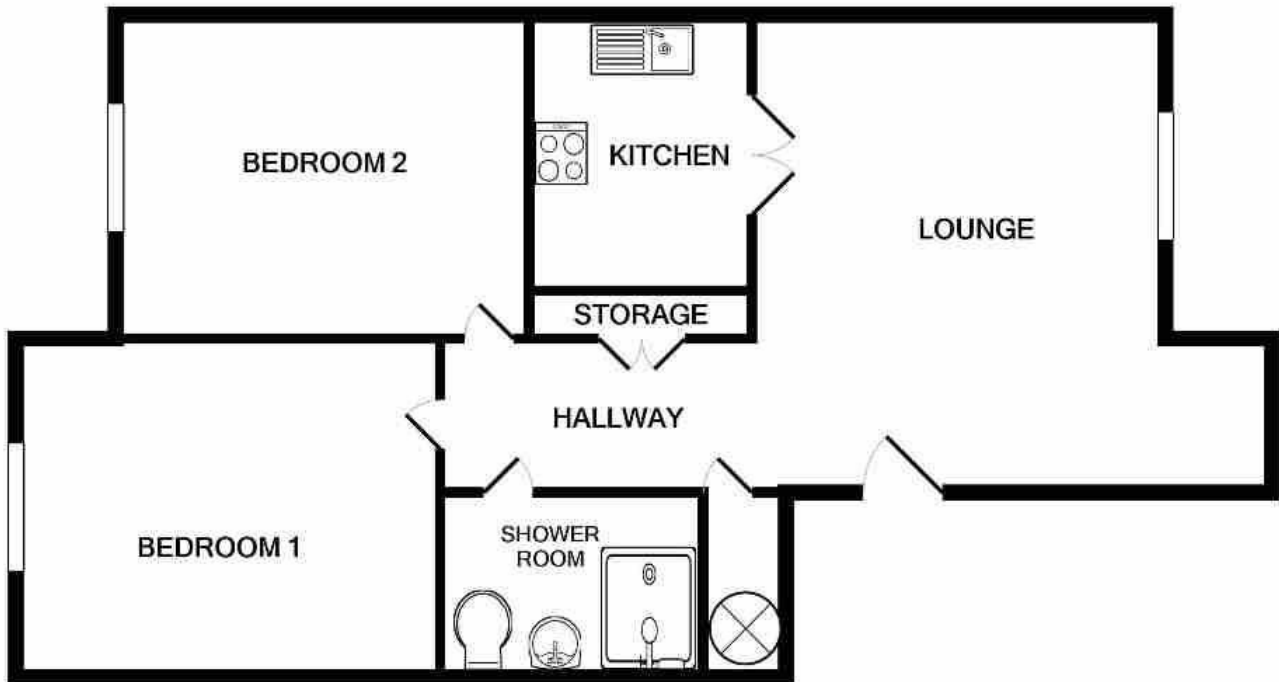
## VIEWINGS

By appointment through the agent, Black Grace Cowley.

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## FLOORPLAN



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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PROPERTY DETAILS FOR

# 11 St Ninian's Court, Douglas

## Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

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