



ASKING PRICE

£440,000

THE DETAILS



Apartment 4

The Downs, Union Mills

£440,000

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

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

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THE DESCRIPTION

- Spacious ground floor apartment extending to approximately 2,700 sq.ft
- The Downs Apartments are a set of four apartments in sought after location
- With a Private Entrance and rural views
- Lounge, Dining Room, Large Kitchen Breakfast Room
- Master Suite with Walk-in Wardrobe and En-suite
- 2 further Bedrooms, En Suite and Bathroom
- 57 ft Sun Terrace plus additional terracing to the rear
- Detached Double Garage
- Oil Central Heating, Double Glazed throughout
- Some cosmetic updating required
- Vacant possession

THE PROPERTY

Black Grace Cowley are delighted to offer Apartment 4 The Downs in Union Mills to the market, this 2,700 sq.ft ground floor property is situated within a private cul de sac location in a block of four apartments. The property benefits from its own private entrance accessed via a tarmac footpath, which leads from the parking area up towards the property's entrance door with a wrought iron gate into a private courtyard patio that leads through to a fully double glazed private entrance hall. From the entrance hall is a door into the spacious kitchen breakfast room, with fitted wall and base units with a breakfast bar and ample space for an additional breakfast table. Off the kitchen breakfast room, is the dining room, which is bay fronted and has an opening giving access into the living room. Both the reception areas face onto the property's sun terrace. The lounge has a set of sliding doors, giving direct access to the sun terrace and a feature fireplace. Also from the kitchen breakfast room and the living room, is direct access to the apartment's entrance hall. The entrance hall can be accessed via a communal entrance, if preferred. The master suite, accessible off the entrance hall via a set of stairs, is an extremely spacious bedroom with a walk in wardrobe and a large master en suite bathroom. Bedroom 2 is a large spacious double bedroom with sliding patio doors giving access onto the sun terrace, a walk in wardrobe and an en-suite bathroom. Bedroom 3 is a spacious double bedroom with fitted wardrobes and a double glazed door with windows either side, giving access to the property's rear courtyard patio area. In addition to the bedrooms there is also a large family bathroom fitted with a panelled bath, shower cubicle, wash hand basin and WC. Lastly, off the hallway, there is a door to a walk-in boiler room, which doubles up as an airing cupboard providing plenty of storage.

The apartment benefits from a detached double garage with an electric up and over door and window to the rear, providing enough space for two vehicles. There is also communal parking, of which apartment four benefits from parking directly outside the garage.



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The property is in need of some cosmetic updating, but overall, it's in excellent condition throughout. There is an active management company in place looked after by the four residents within the building. The communal gardens at The Downs are maintained to an excellent standard at all times of the year. The property is situated within walking distance of a local Spar and Post Office at Union Mills, The Railway Pub and easy access onto the Heritage Trail.

Remainder of a 999 year lease. Management Fees: £2,300 per annum. Ground Rent: £100 per annum.

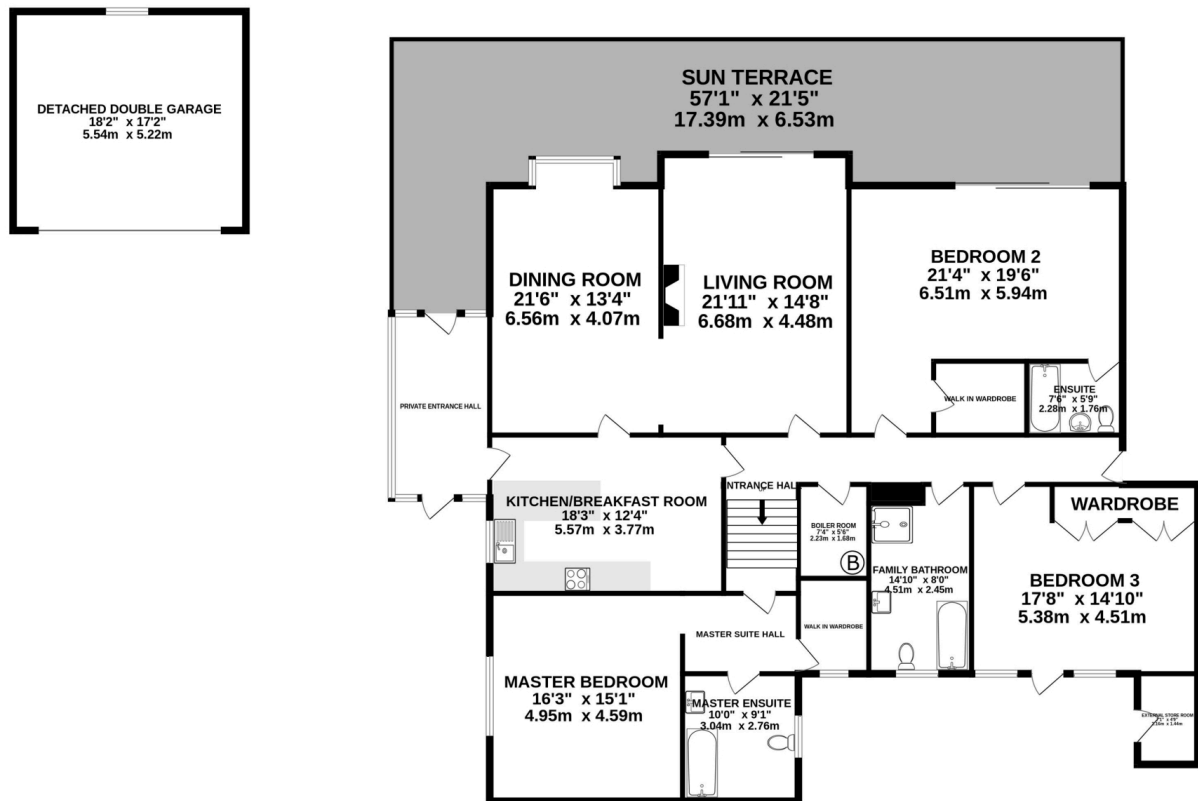
To truly appreciate the spacious nature of the apartment and the privacy that it offers a viewing is a must. Please call Black Grace Cowley on 01624 645555 to arrange a viewing.

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FLOORPLAN

GROUND FLOOR
2701 sq.ft. (251.0 sq.m.) approx.



TOTAL FLOOR AREA : 2701 sq.ft. (251.0 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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