



ASKING PRICE

£725,000



## THE DETAILS



2



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2



Apartment 4, Coutts House Apartments  
Summerhill Road, Onchan  
£725,000

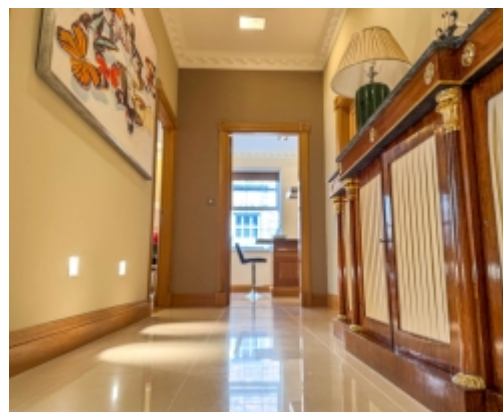
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# Apartment 4, Coutts House Apartments, Summerhill Road, Onchan





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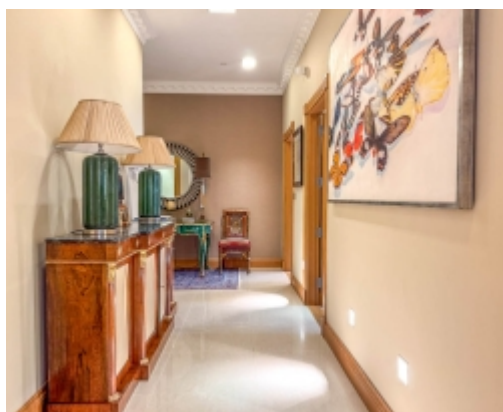


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PROPERTY DETAILS FOR

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### THE DESCRIPTION

- Dual aspect Ground Floor apartment with extensive private terrace
- Large Living and Dining Area linked to a generous Kitchen
- Utility Room providing laundry facilities and storage
- Master Bedroom with a luxurious En-suite
- 2<sup>nd</sup> Bedroom with an en-suite shower room
- Large Study
- Small Store and Guest Storage
- Single Garage with Mezzanine Storage Area

### THE PROPERTY

Black Grace Cowley are delighted to offer this rare and exciting opportunity to own a part of the unique and exclusive address. Apartment 4 Coutts House is a beautifully presented ground floor apartment situated in this highly sought after development in Onchan.

Upon entering the apartment there is an entrance hall with tiled flooring and video entry phone. There is a guest WC fitted with a modern wash hand basin and WC, door leading through to the storage cloaks storage. At the end of the hallway is the lounge/diner which is a beautiful dual aspect room with ornate coving and uPVC double glazed door leading out to a private balcony. An opening leads through into a modern kitchen which is fitted with a range Mark Williamson walnut wood effect base, wall and drawer units with contrasting black granite worksurfaces incorporating a one and a half bowl stainless steel sink and drainer unit. Matching island with an induction hob and extractor over. Integrated appliances including fridge freezer, double electric oven, and microwave. Utility Room fitted with base and wall units with laminate worktops and plumbing for washing machine. iLight control system. A study provides the perfect addition to compliment the main living areas. The master bedroom is a superbly sized room with fitted wardrobes. An en-suite bathroom fitted with a jacuzzi bath, walk in double shower, wash hand basin and WC. Bedroom 2 is a generous double bedroom with an en-suite shower room fitted with a shower cubicle, wash hand basin and WC.

Coutts House is accessed via a private gated drive way with a sweeping block paved driveway providing access to all parking and garages. The landscaped grounds are beautifully maintained, with trees surrounding the residence creating a private and exclusive location.

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The garages are purpose built and tastefully finished with Manx stone and feature lighting. Apartment 4 has an allocated garage with mezzanine storage and dedicated parking.

In addition to the apartment there is a leisure and relaxation suite situated on the lower ground floor of Coutts House, featuring a swimming pool, gymnasium, sauna and spa.

A concierge service is available, giving peace of mind knowing someone is on hand to take care of your property in your absence.

Leasehold with an active management company in place. Management fees: £6489 per annum.

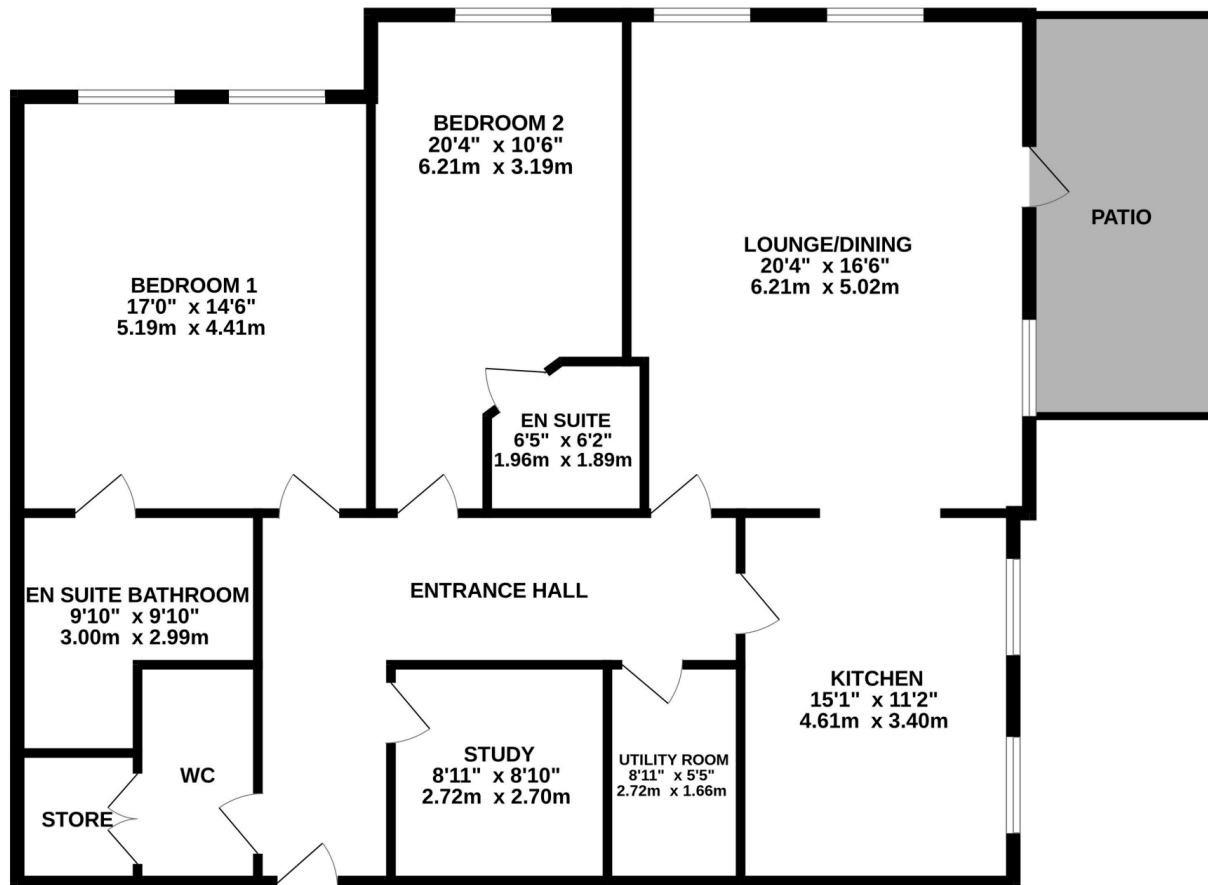
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## FLOORPLAN

GROUND FLOOR  
1442 sq.ft. (134.0 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 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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## Disclaimer

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