



ASKING PRICE

£325,000



THE DETAILS



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10 St Ninians Court

Douglas

£325,000

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

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

PROPERTY DETAILS FOR
10 St Ninians Court, Douglas



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THE DESCRIPTION

- 1st Floor Modern Apartment, situated in an over 50's only development
- Situated on a local bus route and within walking distance of local amenities
- Contemporary Kitchen, Lounge/Diner
- 2 double Bedrooms, Modern Shower Room
- Allocated parking for one vehicle
- Communal Gardens
- On site warden
- Double glazed throughout, Electric heating
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to present Apartment 10, St Ninians Court, to the market. This beautifully maintained first-floor modern apartment is located within a popular over-50s development in the heart of Douglas. Positioned within one of the south-facing blocks, Apartment 10 enjoys plenty of natural light and a pleasant outlook.

The property opens into a spacious open-plan lounge and dining area, featuring a useful alcove/ cloak space and a large double-glazed window. Double doors lead through to a well-appointed fitted kitchen, complete with a range of walnut-effect wall and base units, laminate worktops and integrated appliances including a washing machine, fridge freezer, cooker and hob. A side-aspect double-glazed window provides additional light and ventilation.

An inner hallway, accessed from the lounge, offers excellent storage with a large walk-in cupboard and an additional cloaks cupboard. From here, there are two generously sized south-facing double bedrooms. The accommodation is completed by a modern family shower room, featuring a walk-in wet room-style shower, wash hand basin, WC and built-in vanity units.

Double glazing throughout and electric heating. The development also offers an on-site warden with 24/7 availability, well-maintained communal gardens and allocated parking for one vehicle (space number 30).

Ideally situated, the property is within easy walking distance of local amenities, Nobles Park and is just a short bus ride from Douglas town centre. Excellent transport links provide convenient access to both the north and south of the island.

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Offered for sale with no onward chain, this property represents an excellent opportunity for those seeking a comfortable and conveniently located home.

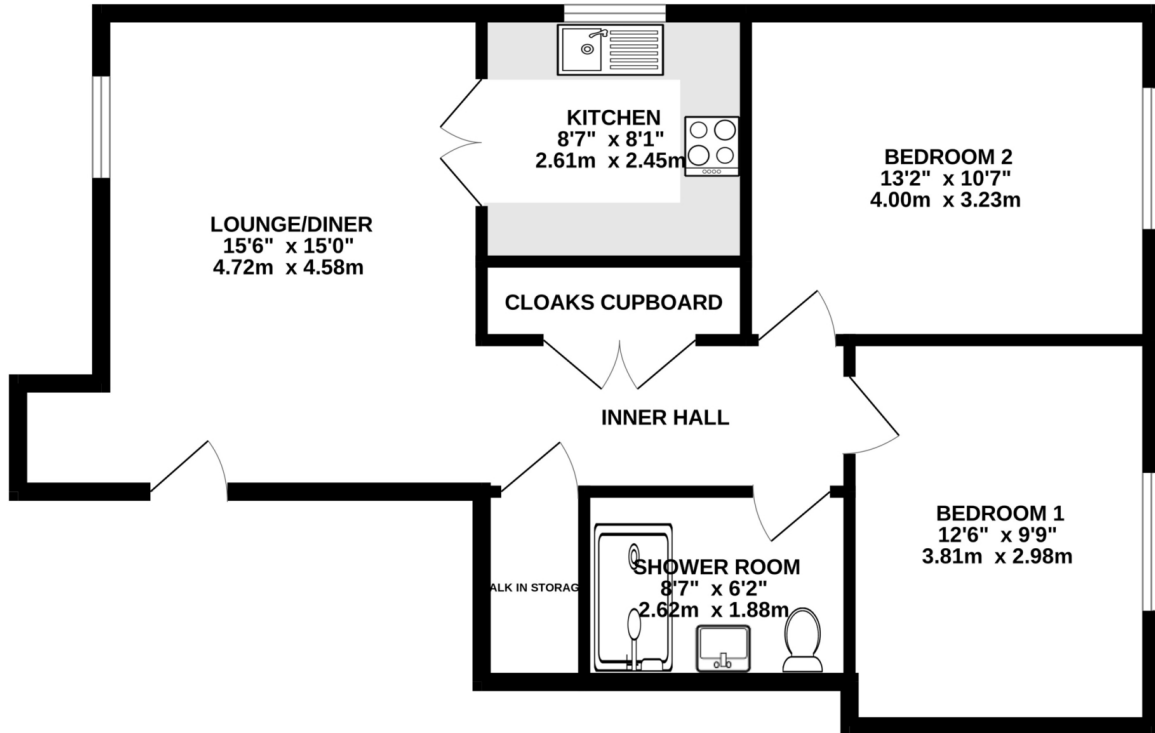
Service Charge: £3,283.20 Ground Rent: £1 Remainder of a 999 year lease

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FLOORPLAN

GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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