



ASKING PRICE

£245,000



THE DETAILS



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44 Ballacottier Meadow

Douglas

£245,000

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

44 Ballacottier Meadow, Douglas





THE DESCRIPTION

- Purpose-built Ground Floor Apartment
- Walking distance to local amenities and Isle of Man Business Park
- Communal entrance with intercom system
- Entrance Hall with large built-in storage cupboard
- Spacious L-shaped open plan lounge/diner/kitchen
- 2 Double Bedrooms, Family bathroom
- Private, fully enclosed rear garden
- Allocated parking for 2 vehicles
- Gas-fired central heating, uPVC double glazing
- No onward chain

THE PROPERTY

Black Grace Cowley are pleased to present 44 Ballacottier Meadow, a spacious two-bedroom ground floor purpose-built apartment, ideally situated within a popular development adjacent to the Isle of Man Business Park.

The property benefits from two allocated parking spaces located directly opposite the communal entrance, which is accessed via a secure intercom system. Upon entering the apartment, you are welcomed by a generous hallway featuring a large built-in storage cupboard.

The accommodation centres around a bright and spacious L-shaped open plan lounge, dining and kitchen area. The lounge diner enjoys French patio doors opening out to the private rear garden, creating a light and airy living space. The kitchen is fitted with a range of wall and base units with beech-effect finishes, laminate worktops and integrated oven and hob, along with a rear-facing window overlooking the garden. There are two well-proportioned double bedrooms, both benefiting from ample natural light. The family bathroom comprises a panelled bath with shower over, wash hand basin, WC and a side-facing window for natural light.

The apartment benefits from a private, fully enclosed rear garden, which is mainly laid to lawn.



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Conveniently located within walking distance of local amenities, including the Isle of Man Business Park, Cycle 360, and The Horse & Plough, the property also provides easy access to local bus routes. Douglas town centre and Ronaldsway Airport are both just a short drive away.

Offered for sale with no onward chain, early viewing is highly recommended.

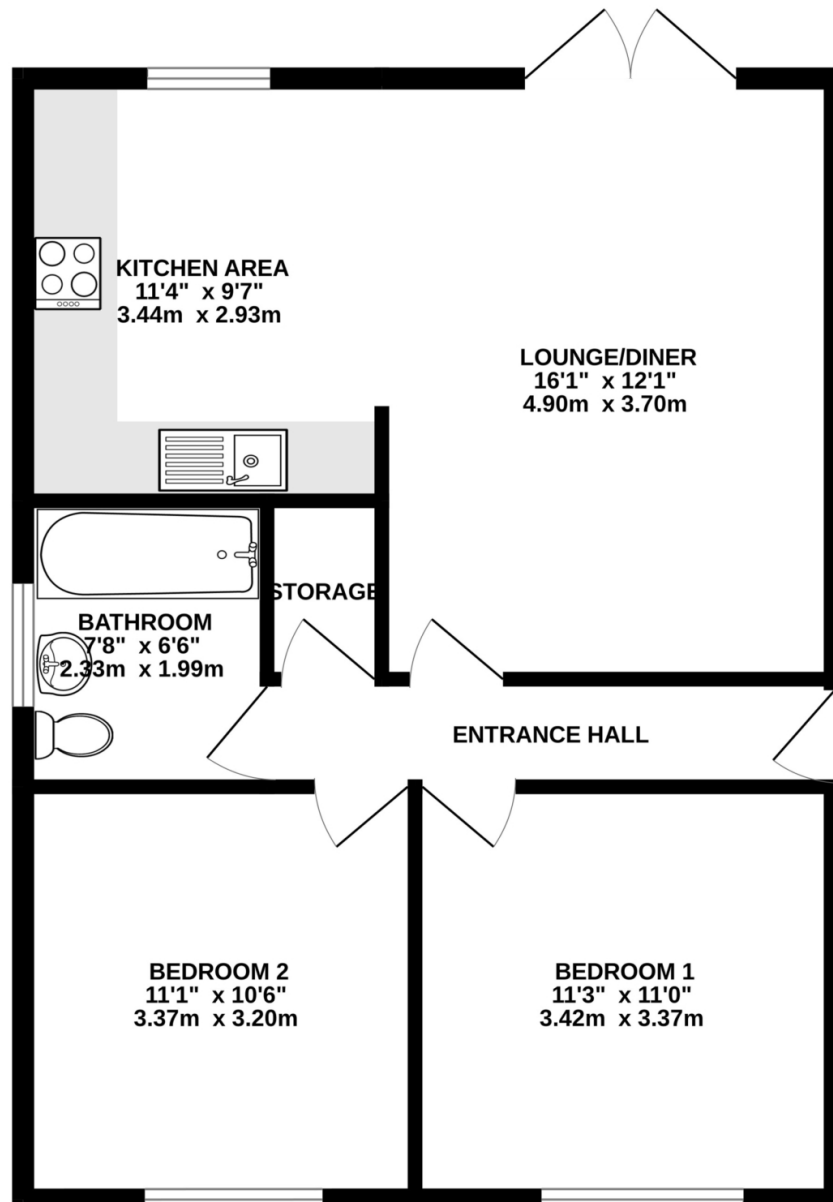
Management fees: £1,200 per annum

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FLOORPLAN

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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