



ASKING PRICE

£235,000



THE DETAILS

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Apartment 1  
Slieau Ree, Union Mills  
£235,000

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

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

# Apartment 1, Slieau Ree, Union Mills







## THE DESCRIPTION

- Spacious Ground Floor Apartment
- Large Entrance Hall with a Utility Cupboard and built in storage
- Open-plan Kitchen/Dining/Living Space
- 2 Bedrooms, Modern Shower Room
- 2 Allocated Parking space, unique to this development
- Communal Gardens
- Electric Heating and Hot Water, uPVC Double Glazed Throughout
- Within walking distance of the railway line into Douglas
- Just a short drive from Douglas Town Centre and Peel
- Ideal first time buyers property

## THE PROPERTY

Black Grace Cowley are delighted to offer this excellent sized ground floor modern apartment in Union Mills. Apartment 1 Slieau Ree is situated in a fantastic position within a popular development. The property benefits from two parking spaces (we believe to be unique to this apartment).

To the front there is communal entrance vestibule, which leads through to the communal hallway. Apartment 1 can be found on the left-hand side. Upon entering the apartment, there is a spacious entrance hall with a built-in storage cupboard and double doors giving access into a large built-in utility cupboard, which has space and plumbing for a washing machine, storage and houses the hot water cylinder. At the end of the hall, there is access into an impressive and spacious, open-plan kitchen/breakfast/living area, which is dual aspect with sliding patio doors leading to a Juliet balcony overlooking the communal grounds. An additional uPVC window allowing plenty of natural light into the kitchen area. The kitchen is fitted with a range of wood effect wall and base units with laminate worktops and a large breakfast bar/island with solid wood worktops and built-in storage below and seating for 3-4. The living space is very spacious. Solid wood floors through the kitchen into the entrance hall. Also off the entrance hall, there are two bedrooms, bedroom 1 is an excellent sized double bedroom with a double glazed window offering plenty of natural light. Bedroom 2 is a large single bedroom, with a new uPVC window offering plenty of natural light. Lastly, off the entrance hall, there is a contemporary style shower room with a walk-in shower cubicle with slate tiled walls and modern black matt fittings, wash hand basin, WC and heated towel rail.

This particular apartment benefits from 2 allocated parking spaces. Leasehold, the annual service charges are £1,700 per annum.



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## Apartment 1, Slieau Ree, Union Mills

Located within just a short drive of Douglas Town Centre, the Isle of Man Business Park and then about a 15 minute drive from Peel. On foot, there is easy access to Union Mills local amenities, including the shop, post office and Railway Pub. Also within easy walking distance of the heritage trail offering walking and bike routes back into Douglas, or beyond towards St. John's and Peel.

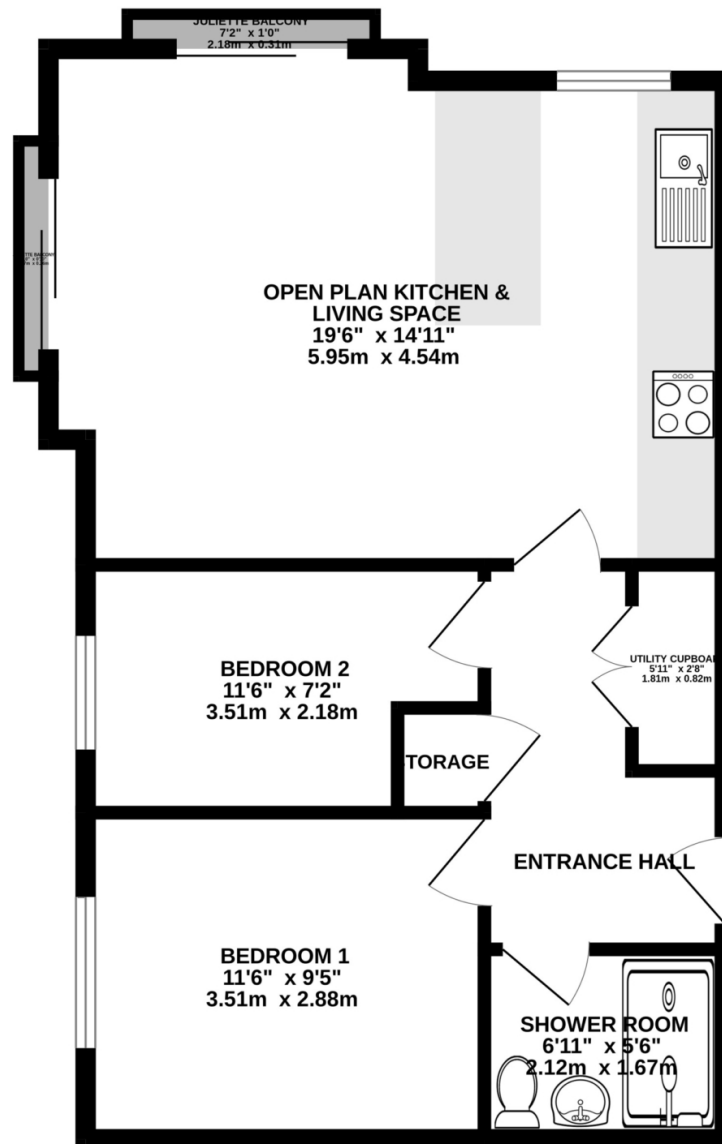
Offered for sale with no onward chain. It would make for an ideal, 1st time purchase.

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# FLOORPLAN

GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 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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PROPERTY DETAILS FOR

# Apartment 1, Slieau Ree, Union Mills

## 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.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

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