



ASKING PRICE

£585,000



THE DETAILS



Apartment 4

The Downs, Union Mills

£585,000

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

Apartment 4, The Downs, Union Mills







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PROPERTY DETAILS FOR

Apartment 4, The Downs, Union Mills

THE DESCRIPTION

- Spacious and beautifully presented ground floor apartment extending to approximately 2,700 sq.ft
- The Downs Apartments are a set of four apartments in sought after location
- Newly refurbished throughout to a high standard
- 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
- Vacant possession

THE PROPERTY

Black Grace Cowley are delighted to offer Apartment 4 The Downs in Union Mills to the market, this 2,700sq.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 wooden picket 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, which is fitted with brand new, shaker style wall, base and drawer units in a neutral cream colour with wooden worktops and a matching island. Integrated appliances including; double oven, ceramic hob, fridge freezer and dishwasher. Tiled splash backs and tiled floor. 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.

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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 which has been newly fitted with a contemporary suite comprising of a walk in shower cubicle with Heritage fittings, wash hand basin with a light blue vanity unit below with ample storage and an illuminated mirror above and WC, chrome wall mounted towel rail, floral tiles around the shower and part way up the walls and neutral floor tiles. Bedroom 2 is a large spacious double bedroom with sliding patio doors giving access onto the sun terrace, a walk in wardrobe and a newly fitted en-suite comprising of a large walk in shower cubicle with Heritage fittings, wash hand basin with illuminated mirror above and WC, tiles to the shower and part way up the walls and tiled floors. 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 which has been newly fitted with a large corner bath and corner shower, both with Heritage fittings, wash hand basin with a taupe vanity unit below with ample storage and an illuminated mirror above, WC, chrome towel rail, tiled walls and floors. Lastly, off the hallway, there is a door to a walk-in boiler room, and an airing cupboard providing plenty of storage and has plumbing for a washing machine.

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.

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.

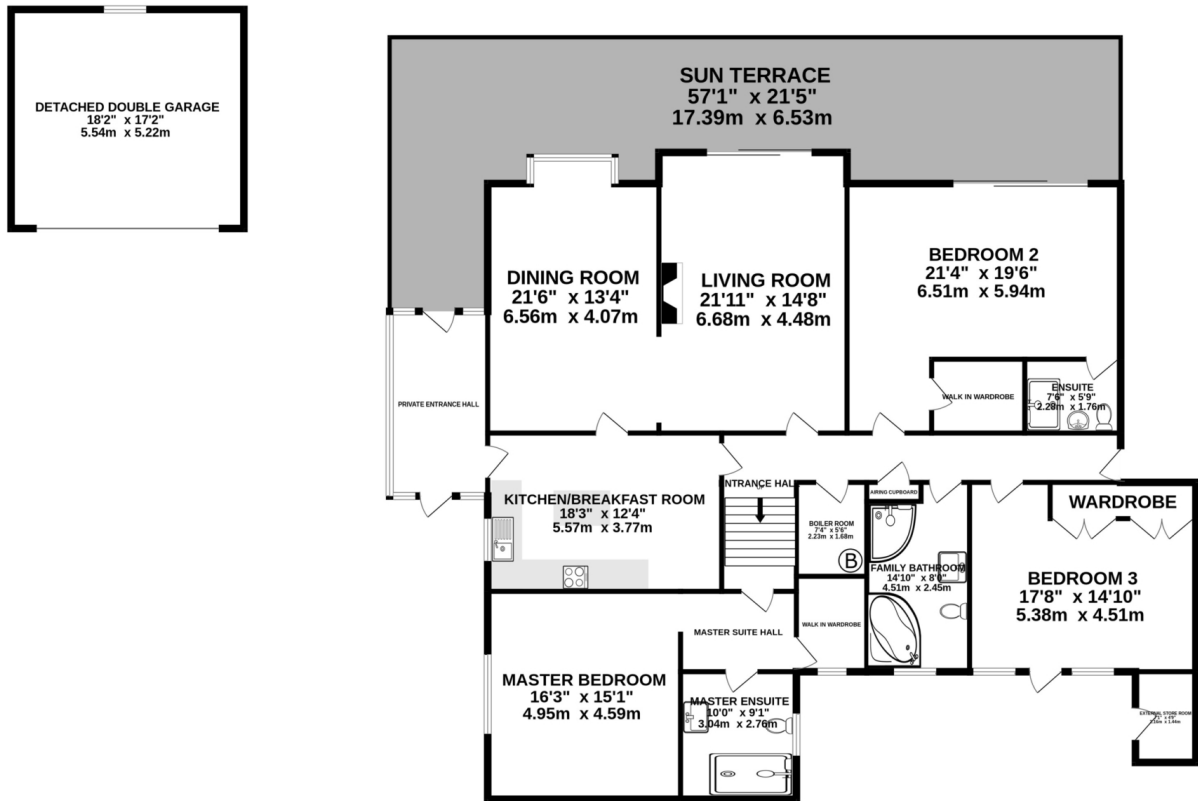
Remainder of a 999 year lease. Management Fees: £3,100 per annum. Ground Rent: £100 per annum. To truly appreciate the spacious nature of the apartment and the privacy that it offers a viewing is a must. Please call Black Grace Cowley on 01624 645555 to arrange a viewing.

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FLOORPLAN

GROUND FLOOR
2707 sq.ft. (251.5 sq.m.) approx.



TOTAL FLOOR AREA : 2707 sq.ft. (251.5 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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