



black
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ESTATE AGENTS

ASKING PRICE

£274,950

THE DETAILS



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4 Athol house
Marine Parade
£274,950

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

e: peel@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 845 696

a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE

The Garden Flat, 4 Athol House, Peel



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THE DESCRIPTION

- Immaculately maintained ground floor apartment with sea view
- Spectacular Sunset views over Peel Castle and Bay
- Located on Peel Promenade, steps away from the beach
- Walking distance to local shops, restaurants and public amenities
- Coastal walks, sea swimming, paddle boarding and kayaking on your doorstep
- Lounge, Kitchen/diner
- 2 Double bedrooms, 1 Shower room, 1 En-suite Bathroom
- No onward chain

THE PROPERTY

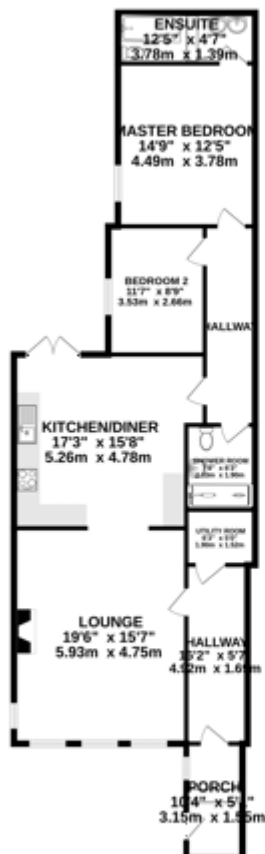
Black Grace Cowley are delighted to bring 4 Athol House to the market, a well-presented and spacious ground floor apartment situated on Marine Parade. Occupying a highly sought-after position on Peel Promenade, the apartment enjoys spectacular views across Peel Bay, towards Peel Castle and the northern coastline of the Island. Ideally located, the beach, marina with its vibrant pubs and restaurants, shops and local amenities are all within easy walking distance. The apartment is entered via a spacious entrance porch with useful walk-in storage cupboard, to the left is a generous lounge featuring an attractive Manx stone inglenook fireplace. From here, the accommodation flows into the kitchen/dining room, providing a practical and sociable space. The modern kitchen with luxury vinyl flooring offers a range of base and wall units, integrated electric oven with extractor fan over, integrated fridge/freezer and stainless steel sink. Patio doors off the kitchen lead to a rear yard, storage and stairs to the shared garden. There are two double bedrooms, the master bedroom benefits from an en-suite bathroom comprising a large bath with shower over, heated towel rail, vanity wash hand basin and WC. In addition, off the hallway is a contemporary shower room, fitted with a modern shower, a large vanity wash hand basin, heated towel rail and WC.

At the front of the apartment is a paved patio providing interrupted views of the bay, Peel Castle and the stunning sunsets the West coast of the Island, and in particular Peel with its' castle back drop, is famous for. At the rear of the property is a communal garden that can be accessed via a staircase from the garden apartment.

uPVC double glazed windows and doors. Gas central heating. Freehold with active management company, Management Fee £80 per month. Rates £1097.66

FLOORPLAN

GROUND FLOOR
1195 sq.ft (111.0 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft (111.0 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 misstatement. 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.
Made with Metaplan 12/2019



PROPERTY DETAILS FOR

The Garden Flat, 4 Athol House, Peel

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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