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1 Ascot Mews, The Paddocks, Ballasalla, IM9 2DH
Asking Price £229,000

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A well presented purpose built ground floor apartment. Situated in a quiet popular residential development. Located only 5 minutes drive to the Airport, approximately 15 minutes to Douglas and a short level walk to the village amenities and transport routes. The light and airy accommodation comprises generous lounge/dining, modern fitted kitchen, 2 double bedrooms, en-suite cloakroom and bathroom. Outside is a paved patio area overlooking surrounding communal gardens. Ample parking areas nearby.





LOCATION

Travelling out of Port Erin along Castletown Road, proceed straight ahead at Four Roads roundabout and turn left onto Shore Road. Travel into Castletown and turn left at the first roundabout onto Victoria Road, turn left at the second roundabout onto Douglas Road passing King William's College and the Airport. Travel ahead, over the level crossing, and turn first right into The Paddocks development.

COMMUNAL ENTRANCE

HALLWAY

Built-in double cupboards

KITCHEN

8' 2" x 7' 10" (2.49m x 2.39m)

Well fitted with a good range of wall and base units with contrasting worktops, comprising stainless steel sink unit, electric cooker and freestanding fridge/freezer. Vaillant gas central heating boiler (approx 4 years old). Pleasant views over communal gardens.

LOUNGE/DINING ROOM

17' 10" x 10' 8" (5.43m x 3.25m)

Bright and airy room with door leading to outside patio area.

BEDROOM 1

10' 10" x 11' 7" (3.30m x 3.53m)

(Rear aspect). Large walk-in wardrobe.

BEDROOM 2

11' 11" x 8' 5" (3.63m x 2.56m)

(Rear aspect).

EN-SUITE CLOAKROOM

W.C., wash hand basin, PVC wall boards.

BATHROOM

White suite comprising panelled bath with shower over, w.c., wash hand basin and tiled floor.

OUTSIDE

Private paved patio area overlooking the communal gardens. General parking areas close by.

SERVICES

Mains water, drainage and electricity. Gas central heating. (Gas boiler approx 4 years old). Sale includes carpets, curtains and blinds.

POSSESSION

LEASEHOLD. Management Company in place (Paddock Management Co) Remainder of 999 year lease. Annual Management Fees £1500. Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.





Since 1854



DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac.; Consultants: Keith Kerruish
Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.