



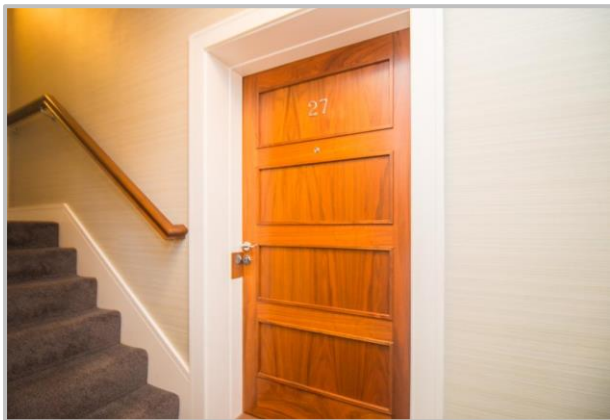
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27 St. Ninians Court, St. Ninians Road, Douglas, IM2 4BY
Asking Price £295,500

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Modern purpose built first floor 2 bed apartment situated in a superior over 50s development. Full time resident warden. Lift Access. Allocated parking space. Active management company. Property is offered for sale with no onward chain. Viewing highly recommended.



LOCATION

The property is approached by travelling from Quarterbridge roundabout up Quarterbridge Road. Travel through the traffic lights at the bottom of Bray Hill and continue up turning right at the St Ninians traffic lights. Take the first left onto St Ninians Road and the entrance to the development will be found a short distance along on the left hand side.

GROUND FLOOR

Video security entry phone. Door leading into:-

COMMUNAL ENTRANCE HALL

Stairs leading off to upper floors and lift access.

FIRST FLOOR APARTMENT 27

Door to:-

OPEN PLAN LIVING / DINING AREA

16' 5" x 12' 6" (5.0m x 3.8m) approx.

uPVC double glazed window. Coved ceiling. Carpeted throughout. Multiple plug sockets. Two ceiling lights. Radiator. French double doors leading into:-

KITCHEN 9' 2" x 6' 7" (2.8m x 2.0m) approx.

Fitted with a modern range of base, wall and drawer units. Work surfaces incorporating a 1½ bowl stainless steel sink with mixer tap over and drainer. Tiled splashbacks. Integrated appliances include; Zanussi oven/grill, Zanussi microwave, Zanussi 4-ring electric hob and extractor fan over. Fridge Freezer. Tiled flooring. Coved ceiling. Two ceiling lights. Multiple plug sockets. Plumbed for a washing machine. uPVC double glazed window.

INNER HALLWAY

Square opening from lounge/diner. Providing a storage cupboard with shelves and hanging space. Separate cupboard housing the hot water cylinder. Ceiling light. Coved Ceiling. Carpeted throughout.

SHOWER ROOM 5' 11" x 9' 2" (1.8m x 2.8m)

Fitted with a modern 3 piece suite comprising; walk-in wet room style shower area. Wall mounted wash hand basin and WC with hidden cistern. Mirror with recess cabinet. Ceiling down lighters. Fully tiled walls and flooring. Extractor fan.

BEDROOM 1 12' 6" x 12' 6" (3.8m x 3.8m)

Ceiling light. Carpeted throughout. uPVC double glazed window. Radiator. Multiple plug sockets.

BEDROOM 2 12' 10" x 10' 6" (3.9m x 3.2m)

Ceiling light. Carpeted throughout. uPVC double glazed window. Radiator. Multiple plug sockets.

OUTSIDE

To the front of the property there is ample communal parking and an allocated parking space for one vehicle (space no. 9).

TENURE

Leasehold - 999 years remaining.

Active Management Company - Stirling Property Management.

Service Charge - £2,687.61 per annum

SERVICES

Mains water, electricity and drainage. Electric central heating.

VIEWING

Strictly by appointment through CRYSTALS please inform us if you are unable to keep appointments.

POSSESSION

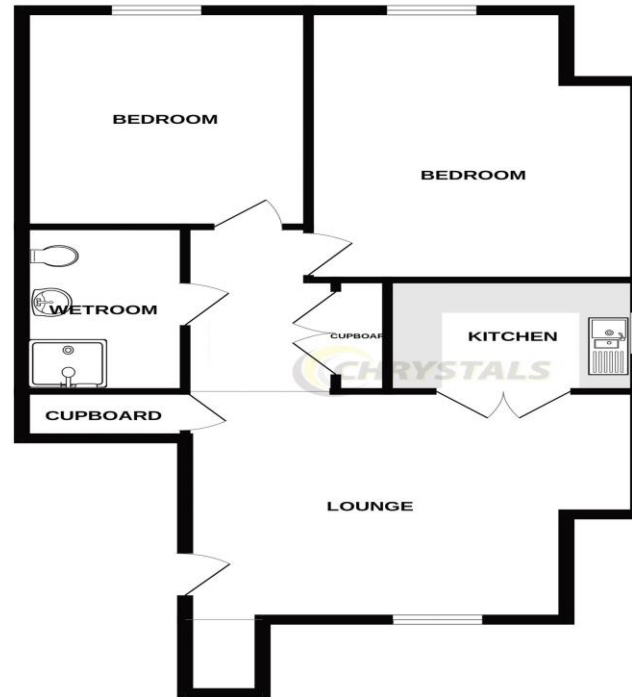
Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

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GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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