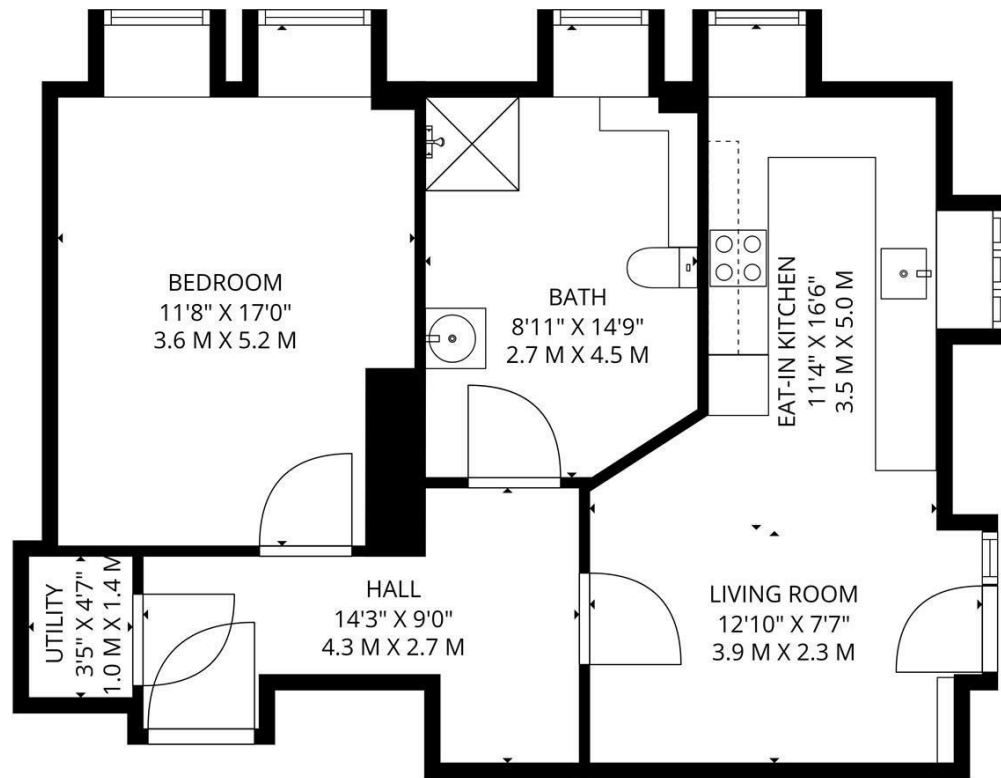




**ARBORY, BALLAHOWIN COURTYARD**  
ST MARKS, IM9 3AS

**£1,150 PER MONTH**



**TOTAL: 635 sq. ft, 59 m2**  
FLOOR 1: 635 sq. ft, 59 m2  
EXCLUDED AREAS: UTILITY: 16 sq. ft, 2 m2, WALLS: 65 sq. ft, 6 m2  
FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Head Office Lettings  
64 Duke Street  
Douglas  
Isle Of Man  
IM1 2AR

01624 777044  
hello@partners.co.im  
<http://www.partners.co.im>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements