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64 Saddle Mews, Douglas, IM2 1HZ  
**Asking Price £195,000**

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Well presented first floor purpose built apartment situated in a sheltered development for occupiers of 50 years of age and over. The property is for sale with no onward chain and is situated in a quiet cul-de-sac location within walking distance to the bus route. The accommodation enjoys a good sized light and airy living/dining room, separate kitchen, one double bedroom with built in wardrobes, study and shower room. Externally the apartment enjoys a balcony accessed from the living area. There are also beautiful communal landscaped gardens and communal parking.





## LOCATION

From the Quarterbridge head south signposted Castletown and Airport along the New Castletown Road. Take the left turning onto Groves Road and Saddle Mews can be located on the left hand side. Take the first left and the apartment can be found immediately on the right hand side.

## **PRIVATE ENTRANCE - FIRST FLOOR**

### **ENTRANCE HALL**

9' 10" x 3' 7" (3m x 1.1m)

Storage cupboard with shelving. Carpeted floor. Radiator. Multiple plug sockets.

### **LOUNGE/DINING ROOM**

16' 5" x 11' 6" (5m x 3.5m)

Square bay window. Access to private balcony. Carpeted floor. Coved ceiling. Radiator. Television point.

### **KITCHEN**

13' 5" x 6' 3" (4.1m x 1.9m)

Base and eye level units with drawers. Laminate worktops with 1 1/2 stainless steel sink unit. Tiled splashback. 4 ring hob with extractor over. Space for fridge freezer. Plumbed for washing machine. Vinyl flooring. Gas fired central heating boiler. Radiator. uPVC double glazed window. Multiple plug sockets.

### **SHOWER ROOM**

Shower cubicle with sliding glass doors. Pedestal wash hand basin and WC. Fully tiled walls. Laminate flooring. Chrome heated towel rail. Extractor fan. Wall mounted mirror and glass shelf.

### **BEDROOM**

11' 2" x 10' 10" (3.4m x 3.3m)

Large fitted wardrobe with sliding door and shelving. Carpeted floor. Coved ceiling. Square bay window. Multiple plug sockets. Radiator. Ceiling light.

### **STUDY**

10' 2" x 5' 7" (3.1m x 1.7m)

Carpeted floor. Radiator. Coved ceiling. uPVC double glazed window. Multiple plug sockets.

### **TENURE**

Remainder of long leasehold created in 1989. Service Charge: £165.78 pcm to include boiler and exterior maintenance.

Any increase in the service charge equates to the annual percentage increase awarded to the National Old Age pension in the Isle Of Man.

In the event of an assignment of lease the payment of a sum equivalent to 1% of the purchase price per annum to be paid by the outgoing lease as a contribution towards long term major repairs, renewals and improvements to the building.

RATES: IOM Gov £365 per annum & Council £436 per annum.

### **OUTSIDE**

Communal gardens.

Single Garage No. 3: 18' 1" x 9' 2" (5.5m x 2.8m)  
Up and over door.

### **SERVICES**

Mains water, electricity and drainage. Gas central heating.

## **VIEWING**

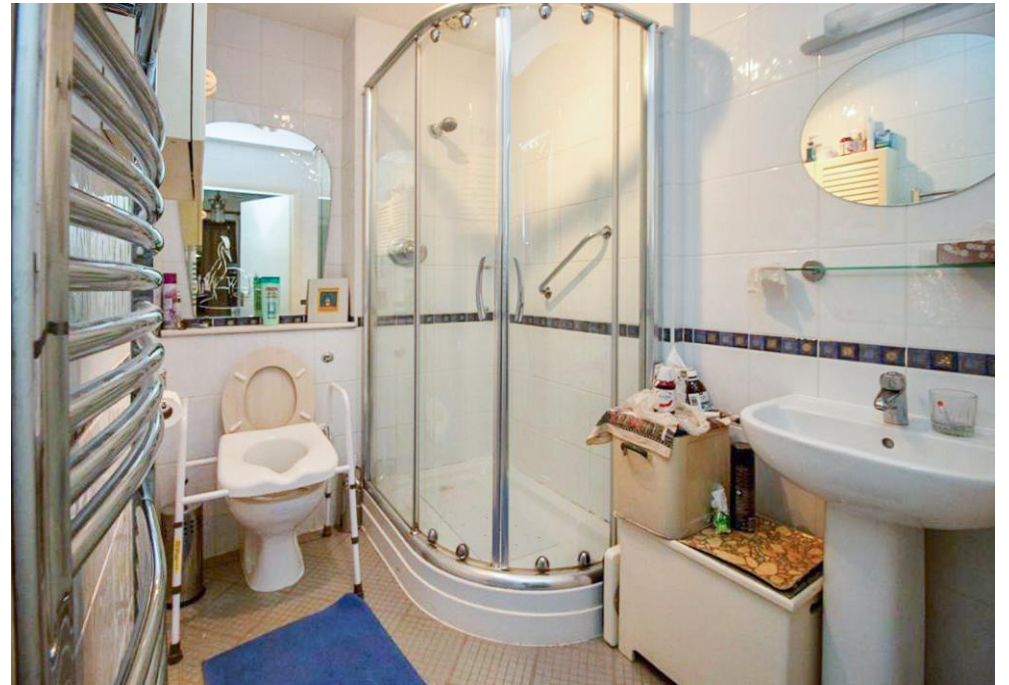
Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

## **POSSESSION**

Vacant possession on completion of purchase.

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