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4 Ascot Mews, The Paddocks, Ballasalla, IM9 2DH  
**Asking Price £220,000**

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Beautifully presented, purpose built second floor apartment, with lovely outlook across communal gardens and conveniently situated for Airport, Douglas and short walk to village amenities. With a sunny south facing aspect, the light and airy accommodation comprises generous lounge/dining, kitchen, 2 bedrooms and quality bathroom. There are ample parking areas and outside space to enjoy! No onward chain.



## LOCATION

Travelling from Castletown towards Ballasalla, proceed past the airport and over the steam railway level crossing. The Paddocks development is on the left hand side. Ascot Mews is located to the rear.

## COMMUNAL ENTRANCE

Intercom. Wide staircase leading to apartment main door.

## HALLWAY

Large double built-in store cupboard. Loft access (partly boarded).

## KITCHEN

7' 10" x 12' 6" (2.39m x 3.81m)

Quality modern fitted kitchen comprising white gloss fronted wall and base units with laminate wood effect worktops incorporating 1 1/2 bowl stainless steel sink unit, ceramic hob, electric oven, extractor, washing machine, tumble dryer, dishwasher, freestanding fridge/freezer. Vaillant gas central heating boiler (approx 7 years old).

## LOUNGE/DINING

18' 1" x 11' 10" (5.51m x 3.60m)

Large bright room with south facing aspect. Lovely outlook across communal gardens.

## BATHROOM

Quality modern suite comprising L shaped bath with shower over and additional shower attachment, w.c., wash hand basin in fitted unit with walnut fronting and drawers, matching wall mounted storage cupboard with shelving, tiled splashbacks, Xpelair.

## BEDROOM 1

11' 2" x 11' 6" (3.40m x 3.50m)

Large walk-in wardrobe. Rear aspect.

## BEDROOM 2

11' 10" x 9' 6" (3.60m x 2.89m)

Modern freestanding double wardrobe. Large walk-in wardrobe (pedestal wash hand basin). Rear aspect.

## OUTSIDE

Well maintained communal gardens. Communal parking areas with ample private parking.

## SERVICES

Mains water, drainage and electricity. Gas central heating. uPVC double glazing (newly fitted lounge/dining windows). Fibre installed. Sale to include carpets, curtains and blinds.

## POSSESSION

Leasehold. Management Company in place - remainder of 999 year lease - Management Fees £1500 per annum (including window

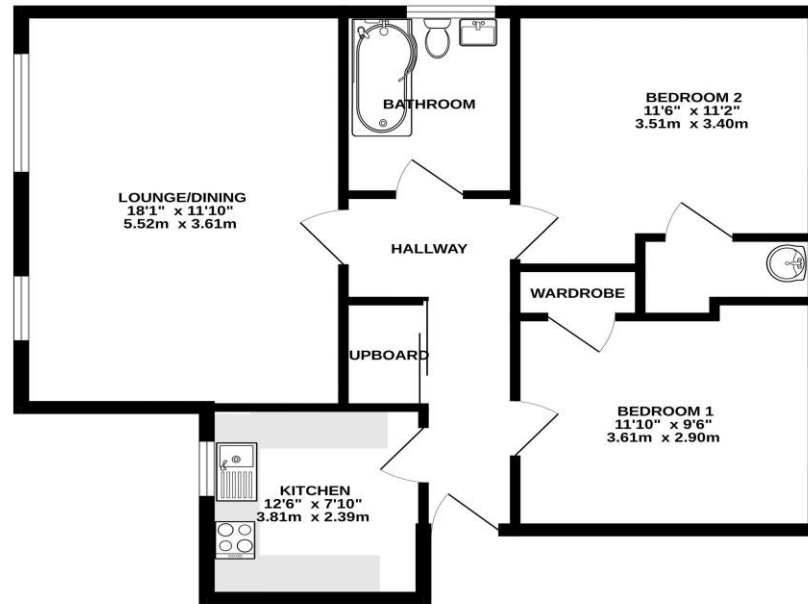
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GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.  
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**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. 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.