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5 York Mews, The Paddocks, Ballasalla, IM9 2DH
Asking Price £210,000

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A well presented purpose built first floor apartment, situated in a quiet residential development in the heart of the village, with just a short level walk to all amenities and public transport links. Conveniently placed, with the Airport just a 5 minute drive away, and approximately 15 minutes to Douglas. Lovely views over the well-maintained communal gardens. The bright and airy accommodation comprises a spacious lounge/dining, modern fitted kitchen, 2 double bedrooms, walk-in wardrobe and modern bathroom. There is ample communal parking in the area. No onward chain.



LOCATION

Travelling from Castletown towards Ballasalla, proceed past the airport and over the steam railway level crossing. Turn into The Paddocks development on the right hand side, then turn immediately left. At the end of Chester Mews turn right, where York Mews can be found on the right hand side.

COMMUNAL ENTRANCE

Intercom. Stairs to first floor.

HALL

Good sized double built-in storage cupboard. Airing cupboard. Loft access.

LOUNGE/DINING

18' 1" x 11' 10" (5.51m x 3.6m)

Light and airy, south facing room, with lovely views over communal gardens.

KITCHEN

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

Modern fitted kitchen comprising cream fronted wall and base units with contrasting worktops, incorporating stainless steel sink unit, ceramic hob, oven, stainless steel cooker hood, dishwasher, washing machine, fridge. Gas central heating boiler.

BEDROOM 2

11' 10" x 9' 6" (3.6m x 2.89m)

BEDROOM 1

11' 6" x 11' 2" (3.5m x 3.4m)

Generous double bedroom.

WALK-IN WARDROBE

Has potential to convert to en-suite.

BATHROOM

Modern white suite comprising 'P' shaped bath with shower over, wash hand basin in fitted unit, w.c., Xpelair, PVC wall boards.

OUTSIDE

Well maintained communal gardens. General parking areas for residents and visitors.

SERVICES

Mains water, drainage and electricity. Gas central heating.

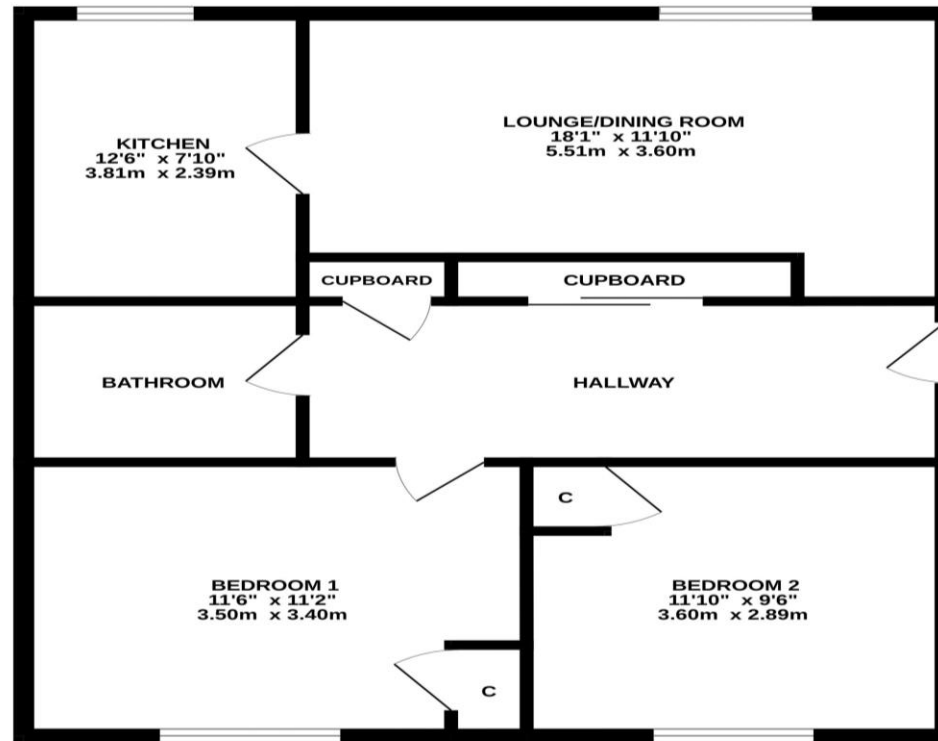
POSSESSION

LEASEHOLD. Management Company in place (Paddock Management Co) Remainder of 999 year lease. Annual Management Fees approximately £1500. Rates £762 per annum. Vacant possession on completion of purchase. No onward chain. 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

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