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The Penthouse, Viking Longhouse, Mariners Wharf, Peel, IM5 1AR

Asking Price £895,000

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A unique and distinctive Penthouse apartment enjoying unrivalled views across the entirety of Peel Marina to the hillside opposite. Exuding charm and character from a wealth of exposed timbered beams, this light and airy home provides 3 bedrooms and three bathrooms, across two levels, with an open plan triple aspect lounge with Cathedral style ceiling leading to the kitchen, mezzanine study area, direct and secure lift access into the apartment, roof top conservatory and secure parking with double garage in communal gated area. This property is offered for sale with no onward chain.





LOCATION

Travelling into Peel on the main road from Douglas, turn left at the crossroads into Queen's Drive. At the roundabout turn right and continue down Queens Drive. At the junction turn right and then left down Station Hill. Turn right at the traffic lights past The Creek Inn. Mariners Wharf can be found a short distance along on the right-hand side.

PENTHOUSE

ENTRANCE HALL

Lift with private coded access to top floor. Video Entry Control System. Solid Oak skirting, architraves and doors throughout. Built-in storage cupboard. Further built-in storage housing the Megaflow hot water storage tank.

LOUNGE

37' 0" x 16' 0" (11.27m x 4.87m)

Triple aspect windows with balcony to the front elevation, giving extensive views with aspects to Peel Castle, the hills and surrounding areas. Mirrored feature radiators. An impressive open beamed double height Cathedral ceiling with roof windows, giving natural light to the Lounge and Mezzanine Level above. Windows fitted with electronically operated, thermally insulating Luxaflex Blinds. Karndean flooring

OPEN PLAN KITCHEN

Fitted with an extensive range of quality light oak wall, base and drawer units with black granite work surfaces. These incorporate a one and a half bowl stainless steel sink unit with mixer tap, full size double door Rangemaster fridge freezer, Neff oven, microwave and hob, extractor fan, waste disposal unit and dishwasher. This opens to a fully fitted utility area with integrated washer dryer and stainless-steel sink unit with mixer tap. Quality Karndean tiled flooring and lit by downlighters

CLOAKROOM

Fitted with a white suite of wash hand basin with mixer tap, toilet and chrome heated towel rail. Fully tiled walls and tile flooring.

CONSERVATORY

Spacious Conservatory, ideal for entertaining accessed from the hall. Patio doors leading onto the recessed balcony area. Luxaflex blinds to all roof windows. Decorative tiled flooring. Views to Clock Tower at rear. West facing to the front.

GALLERIED MEZZANINE LOUNGE

14' 0" x 9' 0" (4.26m x 2.74m)

Split level with panoramic views and overlooking the lounge area. Built-in storage cupboards.

MASTER SUITE

20' 10" x 12' 0" (6.35m x 3.65m)

Door to Juliette balcony with views over surrounding Courtyard gardens. Feature storage alcoves. Walk-in Dressing Room fitted with hanging rails and storage units with skirting radiators. Turned staircase to Mezzanine Study Area off bedroom.

MEZZANINE STUDY

13' 0" x 8' 0" (3.96m x 2.44m)

Built-in computer desk. Under eaves storage cupboards. 4 Velux roof lights.

MASTER ENSUITE

Roof windows to ceiling. Fitted with a white suite of double wash hand basins, Kohler programmable massage shower and separate bath. Heated towel rails. Karndean flooring.

BEDROOM

12' 11" x 11' 10" (3.93m x 3.60m)

Built-in illuminated wardrobes with skirting radiators. Feature dressing mirror and lights. Views to Peel hill and inner marina.

ENSUITE SHOWER ROOM

Fully tiled and fitted with a white suite, comprising wash hand basin with mixer tap, fully tiled shower cubicle and toilet. Karndean flooring.

BEDROOM

9' 0" x 8' 10" (2.74m x 2.69m)

With part-restricted head room, this room is designed for twin beds. Through to:

ENSUITE BATHROOM

Fitted with a white suite, comprising bath with shower attachment, wash hand basin and toilet. Heated towel rail. Part tiled walls and tiled flooring.

THE COURTYARD

Remotely operated gate access leading to Courtyard and Private Double Garage with up and over electric door. With secure access to residents only.

TENURE

LEASEHOLD. Remainder of 999 year lease from 2008.

MANAGEMENT FEE: £2,682.53 half yearly (this covers the period Dec – May).

GROUND RENT: £10 per annum.

SERVICES

Mains water, electricity and drainage. Gas central heating.

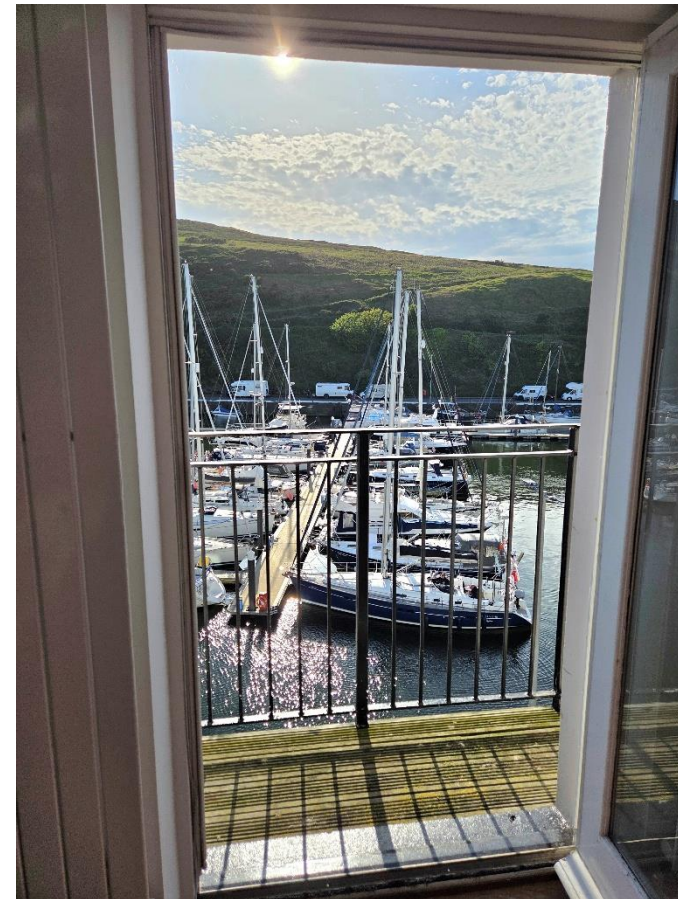
VIEWING

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

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