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27 St Ninians Court, Douglas, IM2 4BY
Asking Price £295,000

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Welcome to modern, purpose-built living within one of Douglas's most sought-after developments for the over-50s. This superb first-floor, two-bedroom apartment offers an exceptional blend of comfort, convenience, and low-maintenance living in a prestigious, beautifully maintained setting. The accommodation comprises a contemporary, well-appointed kitchen and a bright, spacious lounge/dining room, creating the perfect space to relax or entertain. Two generously proportioned double bedrooms are complemented by a stylish modern shower room, providing comfortable and practical accommodation throughout. Residents benefit from the reassurance of a full-time resident warden, lift access to all floors, an allocated parking space, and a proactive management company that ensures the attractive communal gardens and shared areas are maintained to an exceptional standard. Ideally situated in the heart of Douglas, the apartment is just a short stroll from local shops, cafés, restaurants, and a wealth of everyday amenities, ensuring everything you need is close at hand. Offered for sale with no onward chain, this is an excellent opportunity to acquire a spacious apartment within a highly regarded development. Early viewing is highly recommended.



LOCATION

The property is approached by travelling from Quarterbridge roundabout up Quarterbridge Road. Travel through the traffic lights at the bottom of Bray Hill and continue up turning right at the St Ninians traffic lights. Take the first left onto St Ninians Road and the entrance to the development will be found a short distance along on the left hand side.

COMMUNAL ENTRANCE HALL

FIRST FLOOR APARTMENT 27

OPEN PLAN LIVING / DINING AREA

LIVING ROOM AREA

16' 9" x 8' 10" (5.1m x 2.7m)

DINING AREA

12' 6" x 7' 10" (3.8m x 2.4m)

KITCHEN

6' 11" x 8' 6" (2.1m x 2.6m)

INNER HALLWAY

SHOWER ROOM

8' 2" x 5' 11" (2.5m x 1.8m)

BEDROOM

12' 10" x 12' 10" (3.9m x 3.9m)

BEDROOM

13' 1" x 10' 6" (4.0m x 3.2m)

OUTSIDE

To the front of the property there is ample communal parking and an allocated parking space for one vehicle (space no. 9).

TENURE

Leasehold - 999 years remaining

Management Company is called St Ninians Court Limited.

Service Charge - £1860.10 per annum.

Ground Rent: £1 per annum

SERVICES

Mains water, electricity and drainage. Electric central heating.

VIEWING

Strictly by appointment through CHRYSTALS please inform us if you are unable to keep appointments.

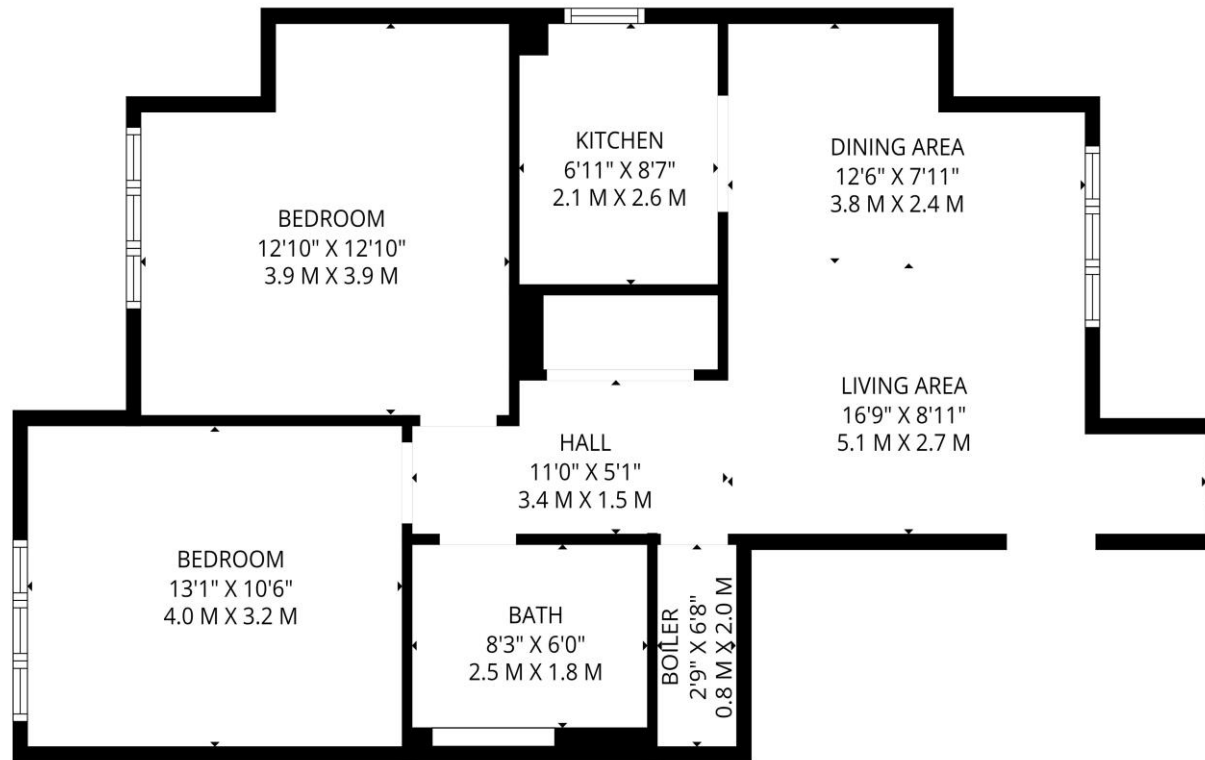
POSSESSION

Vacant possession on completion of purchase. 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.

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TOTAL: 708 sq. ft, 66 m²
 Basement: 708 sq. ft, 66 m²
 EXCLUDED AREAS: BOILER: 19 sq. ft, 2 m², WALLS: 65 sq. ft, 5 m²
FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854



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