



www.chrystals.co.im

34 Ballacottier Meadow, Douglas, IM2 2QX
Asking Price £220,000

34 Ballacottier Meadow, Douglas, IM2 2QX

Asking Price £220,000

This well-maintained first-floor apartment offers an exceptional lifestyle in a desirable residential area. Situated at the end of a tranquil cul-de-sac, you'll enjoy peace and quiet while remaining close to local amenities, bus routes, the business park, and the vibrant Douglas city centre. Inside, you'll find a welcoming entrance hallway with ample storage, leading to a bright and airy L-shaped open-plan living and dining room, perfect for relaxing and entertaining. The modern kitchen is well-appointed, along with two double bedrooms and a modern family bathroom. Benefit from two allocated parking spaces, ensuring parking is never a hassle. Ideal for first-time buyers or investors seeking a stylish and conveniently located.



LOCATION

Leave Douglas town centre via Quarterbridge roundabout continue along Peel Road and at Braddan bridge turn left up Saddle Road and then right at the roundabout onto Vicarage Road continue to the top bearing left into the Isle of Man Business Park and then left again after a short distance into Ballacottier Meadows. Continue into Ballcottier Meadow and the property can be found on the left hand side.

ENTRANCE HALLWAY

FIRST FLOOR

APARTMENT 34

HALLWAY

15' 1" x 3' 3" (4.6m x 1.0m)

Laminate flooring. Ceiling light. Telephone intercom. Multiple plug sockets. Airing cupboard with shelving housing dryer and consumer unit.

OPEN PLAN KITCHEN / LIVING / DINING ROOM

15' 8" x 11' 10" (4.78m x 3.60m)

Living / Dining Room - Laminate floor. Radiator. Multiple plug sockets, Ceiling light. Fibre connection. Kitchen - Fitted with a good range of units to eye and base level with laminate work surfaces over, 1 1/2 stainless steel bowl sink unit with drainer and mixer tap. AEG electric slot in oven and hob with Siemens extractor over and stainless steel splashbacks. Space for fridge / freezer. Plumbed for washing machine. Multiple plug sockets. Laminate floor. uPVC double glazed window. Wall mounted combi boiler.

BEDROOM 1

11' 4" x 10' 7" (3.45m x 3.22m)

Carpeted floor. Ceiling light. Radiator. Multiple plug sockets. uPVC double glazed window.

BEDROOM 2

10' 7" x 10' 1" (3.22m x 3.07m)

Carpeted floor. Ceiling light. Radiator. Multiple plug sockets. uPVC double glazed window.

STORAGE CUPBOARD

6' 11" x 6' 7" (2.1m x 2m)

Carpeted floor. uPVC double glazed window. Radiator.

BATHROOM

7' 8" x 6' 2" (2.33m x 1.88m)

Modern white three piece suite comprising; Pedestal wash hand basin with shelves beneath. WC. Panelled bath with screen and shower attachment over. Laminate flooring. LED downlighters. Extractor fan. Radiator. Part tiled walls. Opaque uPVC double glazed window.

OUTSIDE

2 Allocated parking spaces at the front of the apartment building (both highlighted as No.34)

TENURE

Leasehold - 999 years remaining

Active Management Company - tbc

Service Charge - tbc

Ground Rent – tbc

Rates - tbc

SERVICES

Mains water, electricity and drainage. Gas fired central heating.

VIEWING

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

POSSESSION

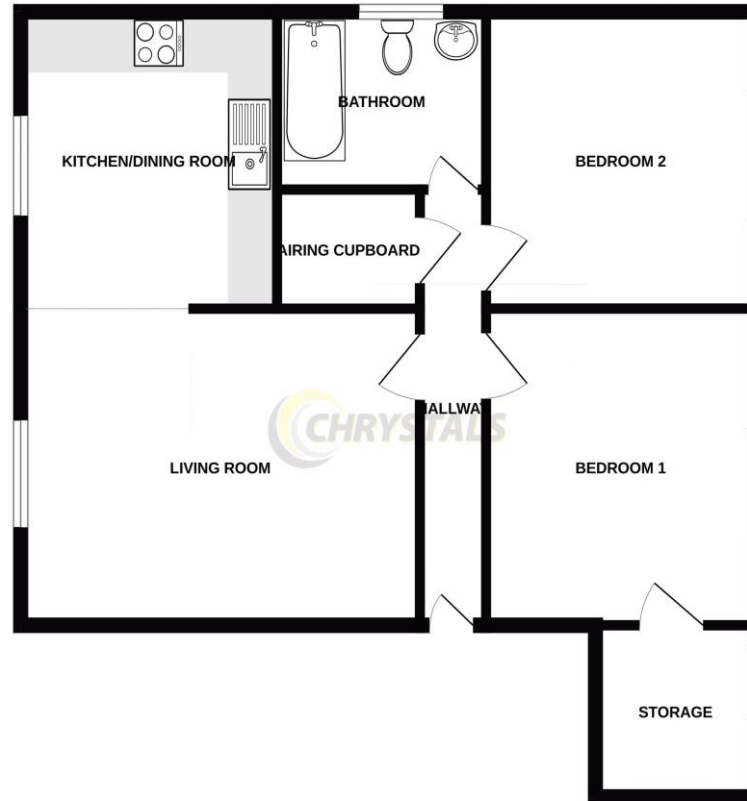
Vacant on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.







GROUND FLOOR



Since 1854



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.