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Apartment 5 Fairways Court, Hampton Farm, Douglas, IM2 2DN  
**Asking Price £225,000**

Modern, stylish ground-floor, purpose-built two-bedroom apartment in a popular residential development. This well-presented home offers spacious, light, and airy accommodation throughout. Ideally located at the end of a quiet cul-de-sac, it's within easy reach of local schools, shops, bus routes, and the town centre. The property comprises entrance hall, dual-aspect living/dining room with an open-plan modern kitchen. Two good-sized bedrooms and a modern bathroom. Additionally, there are two designated parking spaces. Ideal for first-time buyers or investors. This apartment blends contemporary comfort with convenient style living, providing a bright, welcoming space to call home.



## **LOCATION**

Travelling out of Douglas from Quarterbridge roundabout head south along the New Castletown Road. The entrance to Hampton Farm is located on the left hand side between the Anagh Coar traffic lights and Cool Road roundabout.

## **ENTRANCE HALL**

### **LIVING ROOM**

14' 9" x 11' 2" (4.5m x 3.4m)

### **KITCHEN**

13' 5" x 10' 2" (4.1m x 3.1m)

### **BEDROOM**

9' 2" x 13' 9" (2.8m x 4.2m)

### **BEDROOM**

9' 10" x 12' 6" (3m x 3.8m)

### **BATHROOM**

6' 3" x 7' 10" (1.9m x 2.4m)

### **OUTSIDE**

2 Parking Spaces (Number 5) Front and Side

## **TENURE**

Leasehold - 999 year lease from 2013.

Service Charge - £1,200 per annum.

The apartments are managed by Stirling Management Company. Pets Allowed.

## **SERVICES**

Mains water, electricity and drainage. Gas central heating.

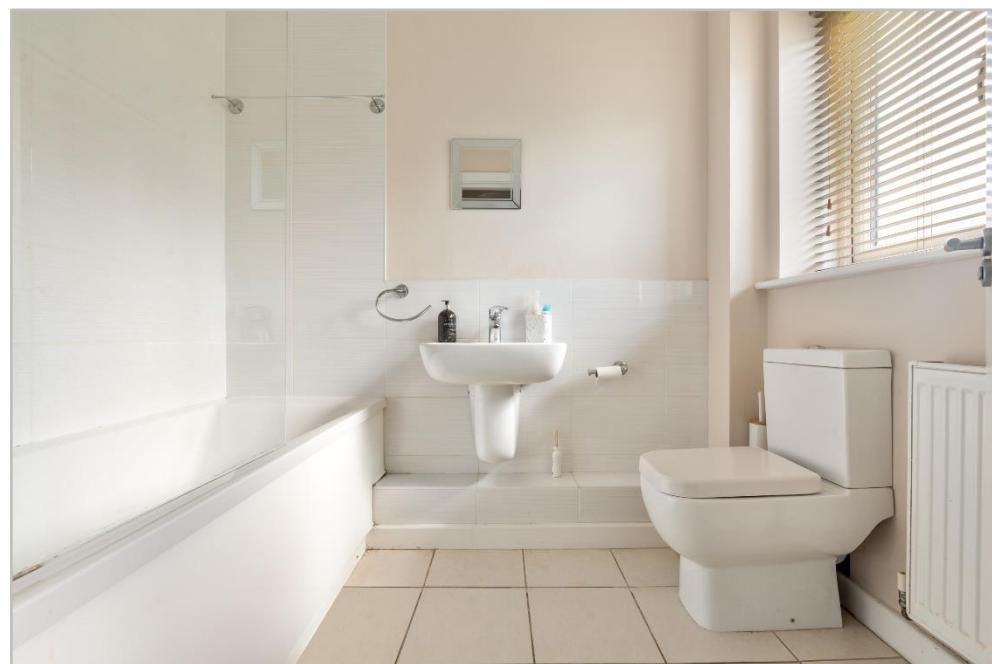
## **VIEWING**

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

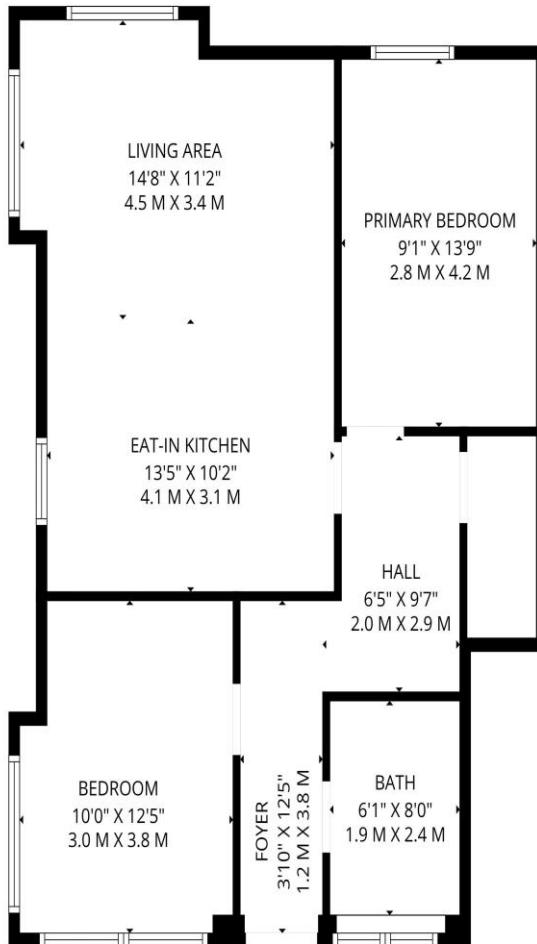
## **POSSESSION**

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**TOTAL: 741 sq. ft, 69 m<sup>2</sup>**

FLOOR 1: 741 sq. ft, 69 m<sup>2</sup>

EXCLUDED AREAS: WALLS: 59 sq. ft, 5 m<sup>2</sup>



Since 1854

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