



www.chrystals.co.im

10 Cronk Lheanag, Ballawattleworth, Peel, IM5 1XA
Asking Price £209,950

10 Cronk Lheanag, Ballawattleworth, Peel, IM5 1XA

Asking Price £209,950

Experience stylish and comfortable living in this modern, purpose-built first-floor apartment, ideally situated within the popular coastal town of Peel. Enjoying an attractive outlook over a generous green open space, the apartment offers a peaceful setting while remaining within easy walking distance of local shops, schools, the swimming pool, sandy beach and Peel's picturesque promenade. The accommodation centres around a bright and spacious open-plan living, dining and kitchen area, designed to combine contemporary style with everyday practicality. Flooded with natural light, this versatile space is ideal for both relaxing and entertaining. There are two generous double bedrooms, complemented by a modern family shower room, all presented to a high standard throughout. Further benefits include an allocated parking space and the advantage of being offered for sale with no onward chain, making this an excellent opportunity for first-time buyers, investors or those seeking a low-maintenance home in a desirable location. Please note that the building operates a no-pets policy.



LOCATION

Travel into Peel on the A1 pass QE2 school and continue on. Take the right hand turning into Albany Road and at the junction turn right into Derby Road, continue up pass Tesco and the swimming pool and travel through the roundabout straight ahead. Just before the Highwayman Public House turn left onto Oak Road. Take the second right turn into Magher Breek and continue ahead where the apartment block can be found on the left hand side.

COMMUNAL ENTRANCE

Post boxes. Tiled floor. Stairs to first floor

FLAT 10 - FIRST FLOOR

ENTRANCE

5' 3" x 13' 5" (1.6m x 4.1m)

BEDROOM

8' 10" x 10' 6" (2.7m x 3.2m)

BATHROOM

10' 6" x 5' 11" (3.2m x 1.8m)

KITCHEN

10' 10" x 11' 10" (3.3m x 3.6m)

LIVING ROOM

14' 9" x 11' 10" (4.5m x 3.6m)

BEDROOM

10' 10" x 12' 10" (3.3m x 3.9m)

TENURE

LEASEHOLD - 999 years.

SERVICE CHARGE: £1200 per annum.

Ground Rent: £150 per annum.

OUTSIDE

There is a large communal green in front of the apartment building. Parking space.

SERVICES

Mains water, electricity, drainage & gas. Gas fired central heating.

VIEWINGS

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

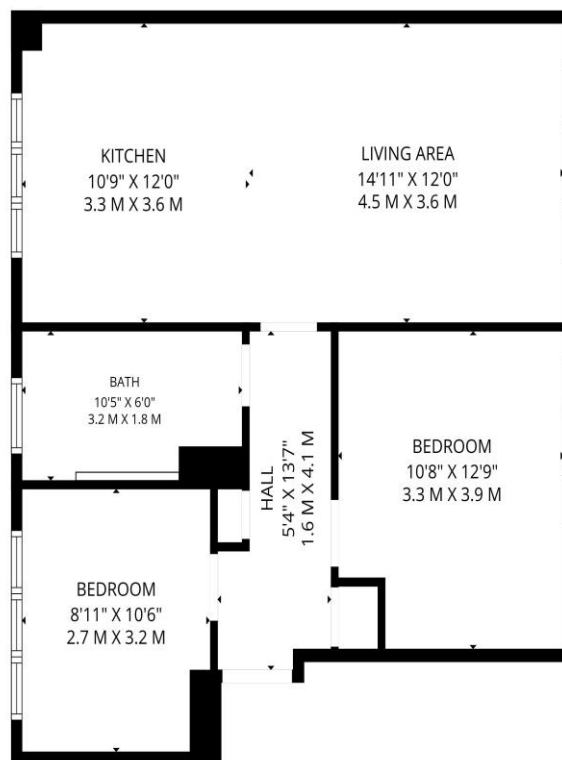
POSSESSION

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.







TOTAL: 681 sq. ft, 63 m2
 1st floor: 681 sq. ft, 63 m2
 EXCLUDED AREAS: WALLS: 56 sq. ft, 5 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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: 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.