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15 Berry Woods Grove, Douglas, IM2 7BY  
**Asking Price £185,000**

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A purpose built ground floor apartment situated within a highly sought-after residential development in Douglas, within easy walking distance of local schools, Governors Hill shops and bus route. The accommodation comprises; storage cupboard, fitted kitchen with pantry, living room, double bedroom, further single bedroom and a family bathroom. Offered for sale with no onward chain. Viewing highly recommended.



## LOCATION

Travelling out of Douglas on Johnny Wattersons Lane, turn right onto Hailwood Avenue by the Cat With No Tail Pub. Continue straight along and take the first turning on the right onto Lakeside Road, follow this road for a short distance and the turning for Berry Woods Grove can be located on the left hand side. The car park on the right is located to the rear of the property.

## COMMUNAL ENTRANCE

## GROUND FLOOR - APARTMENT 15

### ENTRANCE HALL

6' 3" x 11' 6" (1.9m x 3.5m)

### LIVING ROOM

13' 5" x 12' 2" (4.1m x 3.7m)

### KITCHEN

5' 7" x 11' 6" (1.7m x 3.5m)

### BATHROOM

8' 2" x 10' 2" (2.5m x 3.1m)

### BEDROOM

11' 10" x 12' 6" (3.6m x 3.8m)

### BEDROOM

8' 10" x 6' 11" (2.7m x 2.1m)

## OUTSIDE

Parking spaces to the rear.

## TENURE

Leasehold – 999 years

SERVICE CHARGE: £480 per annum.  
Management Company called Groves Management.

Rates - ££954.86

## 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

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

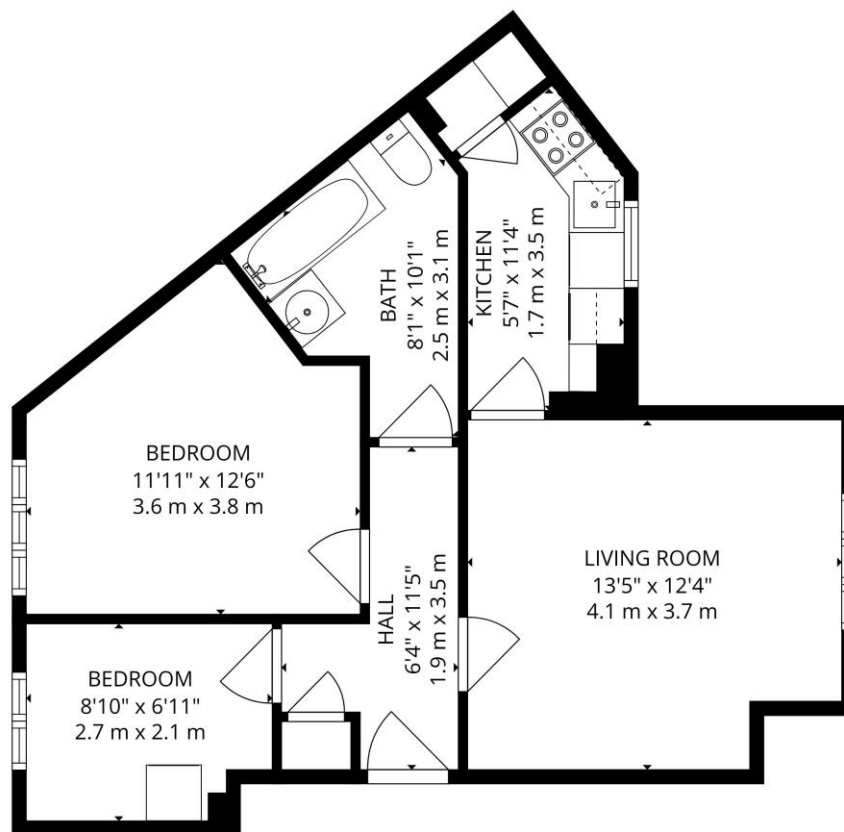
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cannot accept liability for any error or errors in the particulars stated, and a prospective

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: 531 sq. Ft, 49 m2**  
 1st Floor: 531 sq. Ft, 49 m2  
 Excluded Areas: Walls: 52 sq. Ft, 5 m2

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

Since 1854



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