47 Saddle Mews, Douglas

Ref No DDP05489



PRICE £169,950

DOUGLAS
37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF
01624 620606
info@deanwood.co.im

CASTLETOWN
COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF
01624 825995
castletown@deanwood.co.im

RAMSEY
LEZAYRE HOUSE
87 PARLIAMENT STREET
ISLE OF MAN IM8 1AQ
01624 816111
ramsey@deanwood.co.im



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- Ground Floor Purpose Built Apartment
- Over 50's Accommodation Only
- Well Maintained Communal Gardens and Ample Parking
- Easy Walking Distance to Bus Stop
- Lounge
- Kitchen
- Bedroom
- Bathroom
- Patio Area
- Double Glazing
- Gas Fired Central Heating
- Active Management Company

A concrete pathway leads from the parking area to the front door. The development is surrounded by well maintained communal gardens. To the rear of the property is a private patio area which enjoys views over the communal pond and surrounding lawn area.



The price is to include fitted floor coverings.

DIRECTIONS TO PROPERTY:

The property can be approached by travelling from Quarterbridge on New Castletown Road turning left at the traffic lights onto Groves Road. Take the first turning on the left into Saddle Mews and apartment 47 will be found immediately in front of you.

In greater detail the accommodation comprises:

GROUND FLOOR

APARTMENT ENTRANCE HALL uPVC front door with glazed window. Wall mounted fuse board. Under-stairs storage area. Storage cupboard.

LIVING ROOM (12'1" x 15'4" approx.) TV and telephone point. Sliding double glazed doors to patio area and communal gardens. Phone entry system. Sliding door to:-



<u>KITCHEN</u> (6'7" x 9'8" approx.) Fitted kitchen with a variety of cream cupboards and drawers with a stone effect worktop incorporating a 1½ bowl stainless steel sink and drainer and tiled splashbacks. Appliances include: Freestanding electric cooker, freestanding fridge freezer and Zanussi washing machine. Vinyl flooring. Wall mounted Ariston gas fired central heating boiler.



BEDROOM (11'3" x 13'3" approx.) Double bedroom with front aspect. TV and telephone point. Built-in wall to wall wardrobes with hanging and shelving.



BATHROOM (5'9" x 7'5" approx.) Enclosed corner shower with sliding glass doors. WC. Pedestal wash hand basin with storage below and shaver light above. Extractor fan. Heated towel rail. Part-tiled walls and tiled flooring



SERVICES

All mains services are installed. Gas fired central heating. Double glazing.

ASSESSMENT

Rateable value £TBC Approx Rates payable £TBC (incl. of water rates).

TENURE

LEASEHOLD – Held on the remainder of a 125 year lease which can be re-assigned subject to the approval of Saddle Mews Limited. Such approval shall not be unreasonably refused. All assignments must be registered with the Company. The development is restricted to those persons of 50 years of age or older.

Service charges will be levied to cover the costs of the following:-

- 1) Employment of a Resident Janitor together with his accommodation and services.
- 2) Comprehensive insurance of the structure and Landlord equipment.
- 3) Day to day maintenance of the structure of the building.
- 4) Redecoration of all the external painted parts in terms of common areas.
- 5) Periodic cleaning of windows.
- 6) Maintenance of gardens and grounds.
- 7) Maintenance of heating, plumbing and electrical services.
- 8) Maintenance of emergency alarm system.
- 9) Cost of operating communal lighting and bin stores.
- 10) Inspection and supervision of properties in the leaseholders absence, mail forwarded etc.
- 11) Management of the scheme.
- 12) Monthly service charge approx. £TBC

The lessee will be responsible for:-

General rates and waters.

Heating and lighting costs for the individual property.

Internal decoration of the flat.

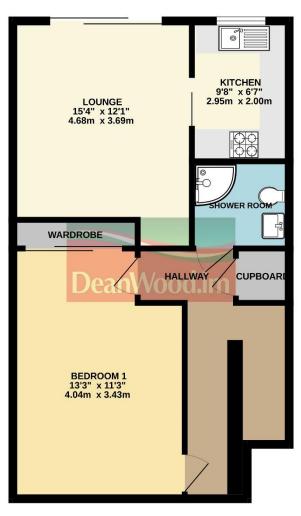
Telephone.

Contents insurance and public liability insurance.

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.

GROUND FLOOR 581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

Not to scale-for identification purposes only
Made with Metropix €2023