

# 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](mailto:info@deanwood.co.im)

## CASTLETOWN

COMPTON HOUSE  
9 CASTLE STREET  
ISLE OF MAN IM9 1LF

01624 825995

[castletown@deanwood.co.im](mailto:castletown@deanwood.co.im)

## RAMSEY

LEZAYRE HOUSE  
87 PARLIAMENT STREET  
ISLE OF MAN IM8 1AQ

01624 816111

[ramsey@deanwood.co.im](mailto:ramsey@deanwood.co.im)

**DeanWood.im**

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

- 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

## 47 Saddle Mews, Douglas

---

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.

## 47 Saddle Mews, Douglas

---

**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:-



**KITCHEN** (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.



47 Saddle Mews, Douglas

---

**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



47 Saddle Mews, Douglas

---

### **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