

3 Castle Court, Farrants Way, Castletown

Ref No DCP01200



PRICE £209,000

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

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- Purpose Built Ground Floor Apartment
- Convenient Town Location Close to Shops and Amenities
- Open Plan Living/Kitchen
- 2 Bedrooms
- 1 Bathroom
- Electric Heating
- uPVC Double Glazing
- Allocated Parking for 1 Car
- Currently Tenanted Ideal for Investors

DIRECTIONS TO PROPERTY:

From Market Square, proceed onto Queen Street and follow the road right onto Farrants Way. Castle Court Apartments can be found on the corner of Scarlett Road. The entrance is via the car park further along Farrants Way.

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The price is to include fitted floor coverings

Discover this delightful ground floor purpose-built apartment, ideally positioned for effortless access to Castletown's amenities. This charming residence welcomes you with an open-plan lounge and kitchen, providing a seamless space for relaxation and entertaining. Boasting two bedrooms, it offers versatile accommodation, adaptable to various lifestyle needs.

The property features a well-appointed bathroom with ample concealed storage. With allocated parking for one car, accessibility is assured, enhancing convenience in this sought-after location. Embracing modern comforts, the apartment is equipped with electric heating, creating a cosy atmosphere throughout.

Benefitting from uPVC double glazing, providing insulation and soundproofing, allowing natural light to flood the living spaces. Additionally, the support and security provided by an active management company, ensuring a well-maintained and harmonious living environment.

This property embodies the essence of convenience and contemporary living, presenting an excellent opportunity for those seeking a relaxed lifestyle within easy reach of Castletown's amenities.

In greater detail the accommodation comprises:

HALL



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OPEN PLAN LIVING/KITCHEN (21'0" x 14'11" approx.)



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BATHROOM



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BEDROOM 1 (10'9" x 10'6" approx.)



BEDROOM 2 (10'9" x 6'0" approx.)



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SERVICES

All mains services are installed.

Gas fired central heating.

uPVC double glazing.

ASSESSMENT

Rateable value £96

Approx Rates payable £1,054.58 (incl. of water rates).

TENURE

LEASEHOLD – Held on the remainder of a 999 year lease with annual management fees of approximately £1,431.73.

VACANT POSSESSION ON COMPLETION

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