
SERVICES

All mains services are installed.
Gas fired central heating.
uPVC double glazing.

ASSESSMENT

Rateable value £TBC

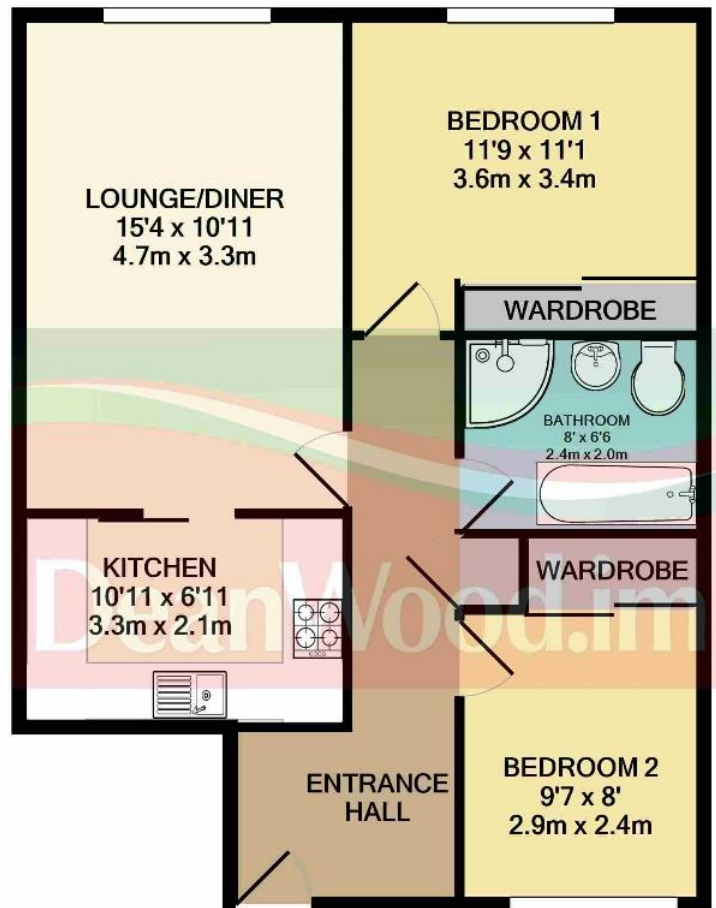
Approx Rates payable £TBC (incl. of water rates).

TENURE

LEASEHOLD. Remainder of 999 year lease. Active management company in place. Annual service charge of £TBC.

VACANT POSSESSION ON COMPLETION

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



TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.0 SQ.M.)

Not to scale-for identification purposes only
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7 Abbotswood Court, Ballasalla

Ref No DCP01056



- First Floor Purpose Built Apartment (50+) With Lift Access
- Would Benefit from Modernisation
- Convenient Village Location
- Within Easy Reach of Airport, Schools Shops & Amenities
- Lounge/Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Separate Storage Room
- Gas Fired Central Heating
- Generous Communal Gardens and Allocated Parking
- No Onward Chain

PRICE £145,000

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

01624 816111

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The price is to include the fitted floor coverings.

DIRECTIONS TO PROPERTY:

Travelling into Ballasalla from the airport, continue straight over the roundabout at the Whitestone Public House and proceed to the next roundabout, bearing right onto Crossag Road. Continue along the road and take the first turning on the right hand side into Abbotswood. Proceed up taking the first right hand turn into Abbots Close and Abbotswood Court, turn first right again and Abbotswood Court Apartments are on the right hand side.

In greater detail the accommodation comprises:

GROUND FLOOR

MAIN ENTRANCE Leading to:-

COMMUNAL HALL Stairs and lift. Communal patio with seating.

FIRST FLOOR

COMMUNAL LANDING Communal balcony with seating Storage cupboard. Entrance door to apartment.

HALL Gas fired central heating boiler. Airing cupboard.

LOUNGE/DINER (15'4" x 10'11" approx) Window overlooking woodland and gardens. TV and satellite connections. Telephone point. Coving. Sliding door to:-



FITTED KITCHEN (10'11" x 6'11" approx) Range of wall and base units with worktops incorporating a 1½ bowl sink with mixer tap and drainer and large mirror over. Tiled splashback. Washing machine. Electric oven and hob.



BEDROOM 1 (11'9" x 11'1" approx) Built-in wardrobes with mirrored sliding doors. Aspect over the communal gardens.

BEDROOM 2 (9'7" x 8'0" approx.) Built-in wardrobes with mirrored sliding doors.



FAMILY BATHROOM (8'0" X 6'6" approx.) Four piece suite comprising panelled bath with large mirror over, corner shower, pedestal wash hand basin with vanity mirror with lights over and low flush WC. Half tiled walls. Carpeted flooring.

