



£108,000

Apartment 2, Athol Buildings, Derby Road, Peel, IM5 1HE

First Floor Purpose Built Apartment.

Central Peel Location Close to all Amenities, Shops and Marina.

Neutrally Decorated & In Good Order Throughout.

Great Investment Opportunity or Ideal First Time Buyers Apartment.

Entry Phone System and Private Mail Box Facilities.

Lounge, Modern Kitchen, Bedroom and Bathroom.

Full Fire Regulations and Security System in Place.

*** VIEWINGS HIGHLY RECOMMENDED ***

DIRECTIONS

Travel into Peel along Tynwald Road passing the QEII High School on the right hand side. Turn right into Albany Road and continue to the crossroads. Turn left down Derby Road and Athol Buildings will be found at the end of the road opposite the Isle of Man Bank.

OVERVIEW

A great first time buyer home or investment opportunity. Situated in the heart of Peel with shops, swimming pool and beach all within walking distance, not to mention restaurants, doctors surgery and the marina.

ACCOMMODATION

GROUND FLOOR

Communal Entrance Lobby

Lobby with private mail box facilities. Full fire alarm system. An enclosed staircase leads down to the basement area with meters for all apartments. Ceramic tiled floor. Security lighting. Door leading to stairs accessing all floors.

FIRST FLOOR

Communal Hall

Doors to apartments 1-4. Security lighting. Storage cupboards.

APARTMENT 2

Private Hallway

Entry phone system. Fire alarm. Consumer unit.

Kitchen 2.87m (9'5) x 2.64m (8'8)

Fitted with a range of 'Beech' fronted wall and base units with background tiling to complement the laminate worksurfaces which incorporate a stainless steel sink and drainer unit with mixer taps. Integrated appliances include ceramic four ring hob with extractor unit above, cooker, washer dryer and fridge. Wall mounted 'Saunier Duval' gas fired combi boiler. Recessed downlights. Vinyl floor covering. Open and tilt uPVC window.



Lounge 4.32m (14'2) x 3.38m (11'1)

Dual aspect with views over Peel town centre from the open and tilt uPVC windows. Television and Satellite points.



Bathroom 2.44m (80) x 1.80m (5'11)

Fitted with a classic white suite comprising panel bath with full background tiling and shower attachment, W.C and pedestal basin. Storage cupboard. Recessed downlights. Extractor fan. Wood effect, laminate floor covering.



Bedroom 4.47m (14'8) x 2.57m (8'5)

A double room with an open and tilt uPVC window to the side elevation. Television and power points.



Services All mains services are installed. Gas fired central heating.

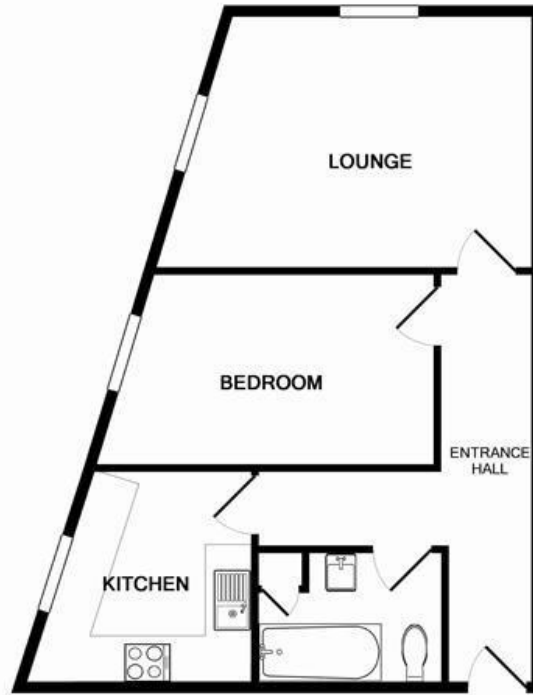
Inclusions Fitted carpets and floor coverings.

Tenure Leasehold. Management fees £700 per annum.

Rateable Value For further information please contact the rates department on (01624) 685661.

Viewings Strictly by appointment with Quayles Online Estate Agency.

FLOOR PLAN



TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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All measurements given are approximate. It is not our intention to mislead and therefore we recommend a personal inspection of the property. Prospective purchasers should rely on their own enquiries and legal searches before committing to purchase and advice should be sought from the appropriate professionals where required.



Quayles Online Estate Agency
Glenlough Farm
Ballahutchin Hill
Union Mills
Isle of Man
IM4 4AT

