



**£85,000 Neg**

## **Apartment 5, Athol Buildings, Derby Road, Peel**

Second Floor Purpose Built Studio Apartment.  
Renovated to an Excellent Standard Throughout.  
Central Peel Location Close to All amenities, Shops and Marina.  
Ideal For First Time Buyers or Investors.  
Entry Phone System and Private Mail Box Facilities.  
Lounge / Bedroom, Modern Kitchen with Appliances & Bathroom.  
Full Fire Regulations and Security System in Place.

**\* IMMEDIATE VACANT POSSESSION ON COMPLETION \***

## 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 Building will be found at the end of the road opposite the Isle of Man Bank.

## OVERVIEW

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

## ACCOMMODATION

### GROUND FLOOR

#### Communal Entrance Lobby

Door from the street leads into the lobby with private mail box facilities. Full fire alarm system. Door leads down to basement area with meters for all apartments. Ceramic tiled floor. Security lighting. Door leading to stairs to all floors.

### SECOND FLOOR

#### Communal Hallway

Doors to apartments 5-8. Security lighting. Storage cupboards.

### APARTMENT 5

#### Hallway

Entry phone system. Fire alarm. Consumer unit.



Register on our Mailing List for ...

**Kitchen** 2.92m (9'7) x 2.46m (8'1)

Fitted with a range of 'Beech' fronted wall and base units with background tiling to complement the laminate work surfaces 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 combination boiler. Recessed downlights. Vinyl floor covering. Open and tilt uPVC window. (Picture shows a kitchen example)



**Open Plan Lounge / Bedroom** 4.93m (16'2) x 3.17m (10'5)

Open and tilt uPVC window. Television, Satellite and telephone points. (Picture shows studio example.)



**Exclusively Marketed Property**

**Bathroom** 2.51m (8'3) x 1.80m (5'11)

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

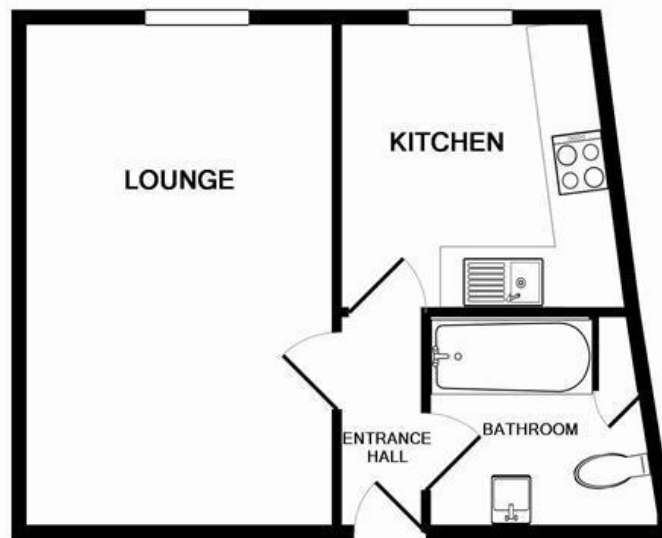
**Services** All mains services are installed. Gas fired central heating.

**Tenure** Leasehold.

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

**Viewings** Strictly by appointment with the Agent Quayles Limited.

## FLOORPLAN



TOTAL APPROX. FLOOR AREA 331 SQ.FT. (30.7 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

Made with Metropix ©2010

Register on our Mailing List for ...

**Quayles are pleased to be associated with established local Independent Financial Advisors “Financial Options”. Contact them now for free no obligation mortgage advice or a complete financial review.**



Tel: 01624 612611  
Fax: 01624 628523

Email: [advice@financialoptions.co.im](mailto:advice@financialoptions.co.im)  
Web: [www.financialoptions.co.im](http://www.financialoptions.co.im)

Whilst all details are believed to be correct neither Quayles Limited, their employees or clients can guarantee their accuracy, nor are they intended to form part of any contract. Our photographs are often taken using a camera with a wide angled lens, whilst this is useful for capturing a larger area it can also result in distortion or partial stretching of an image.

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.