



**£108,000**

**Apartment 10, Athol Buildings, Derby Road, Peel, IM5 1HE**

First Floor Purpose Built 1 Bed Apartment.  
Central Peel Location Close to all Amenities, Shops and Marina.  
Neutrally Decorated and in Good Condition 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.

**\*\* GREAT RENTAL POTENTIAL \*\***



## 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

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 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.

## THIRD FLOOR →

### Communal Hallway

Doors to apartments 9-12. Security lighting. Storage cupboards.

## APARTMENT 10

### 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 compliment 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 combination 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.



View from Lounge



**Bathroom** 2.44m (8'0) 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)

Open and tilt uPVC window to side elevation. Television and power points.





## View from Bedroom



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

**Tenure** Leasehold. Management Fees approx £700 per annum.

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

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

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.