



£395.000

Apt 6, The Viking Longhouse, Mariners Wharf, East Quay, Peel, IM5 1AR

Third Floor Apartment in a Prestigious, Highly Sought After Development.
Enjoying a Sheltered Position with Views Across The Marina to Peel Hill.
Walking Distance to Shops, Restaurants, Bars, Places of Historical Interest & Peel Beach.
In Good Order Throughout with the Benefit of Double Glazing & Gas Fired Central Heating.
Spacious Open Plan Living Space with Front Facing Balcony, Dining Area & Stylish Kitchen.
2 Double Bedrooms with Built In Wardrobes. Luxury Bathroom & 1 En Suite Shower Room.
1 Secure Parking Space, Lift to all Floors and Video Entry System.
Active Management Company in Place. Remainder of a 999 Year Lease from 2010.



*** IDEAL FOR A WIDE RANGE OF APPLICANTS - VIEWINGS MOST HIGHLY RECOMMENDED ***

DIRECTIONS

Mariner's Wharf will be found a short distance along East Quay when approaching from the House of Mannanan, the apartment being identified by our For Sale board. Pedestrian access to The Viking Longhouse is via Harry Quirk's Lane.



GENERAL SPECIFICATION

The apartment is set back from the road, on the third floor and offered in good order throughout. The communal reception area has a lift to upper floors, meter cupboard, large post boxes and an additional large sliding door giving easier access for furniture. The property benefits from the addition of a secure parking space. The original developers took care to ensure superior acoustic and thermal insulation using high quality materials. Windows are double glazed within timber frames. All interior woodwork is finished in oak including the veneered fire doors. The kitchen is fitted with stylish units and includes appliances. All primary rooms benefit from ample power points and light switches in a chrome finish. Recessed ceiling spotlights and manually adjustable spotlights have been fitted throughout. A digital programmable lighting system is installed in the main living area and master bedroom. A smoke detector and fire sprinkler system has also been discreetly installed.



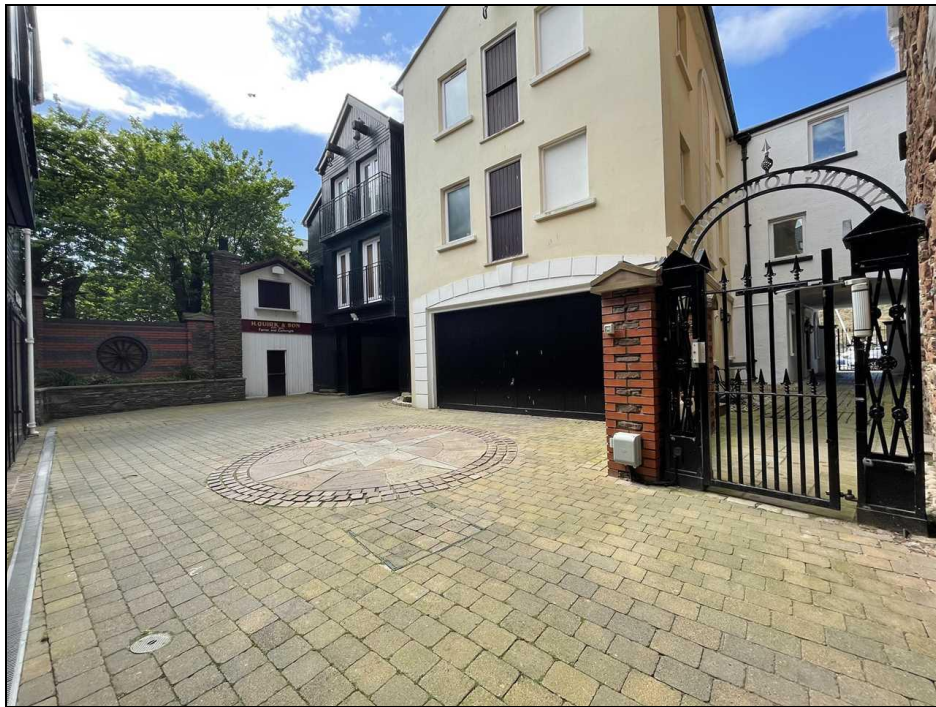
Main Entrance



Gated Pedestrian Access



Private Courtyard

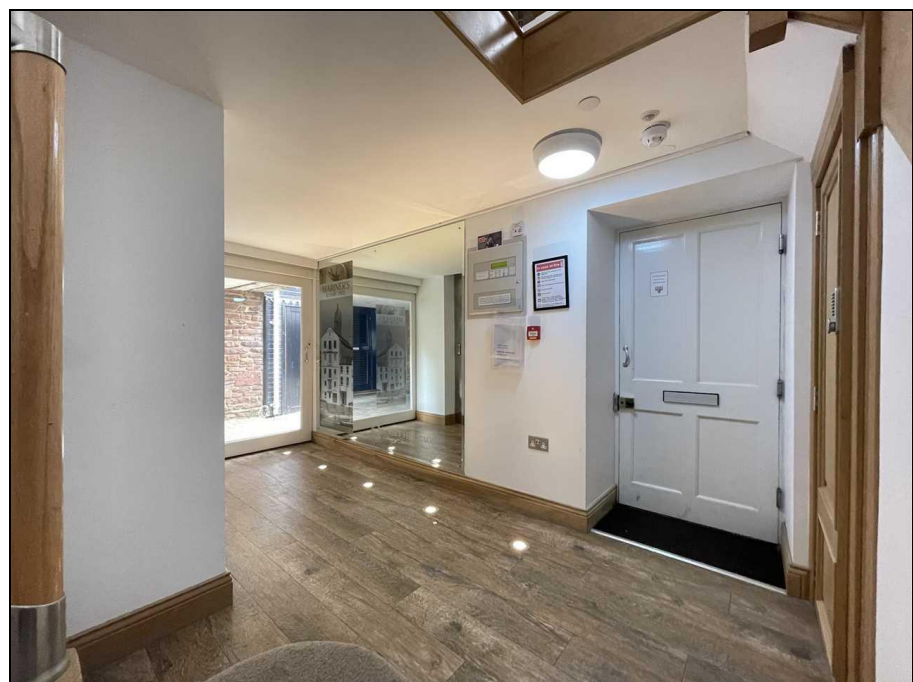
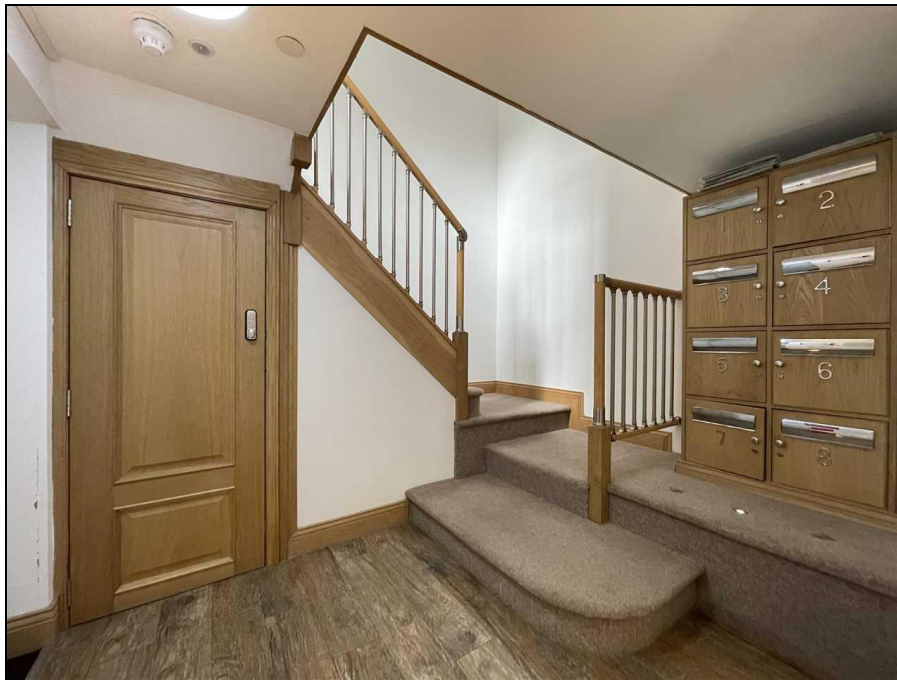


Courtyard pic 2



Communal Entrance Area

Having a lift and stairs to all floors. Secure post boxes.



THIRD FLOOR LANDING

Oak panelled entrance door to Apartment 6.

APARTMENT 6

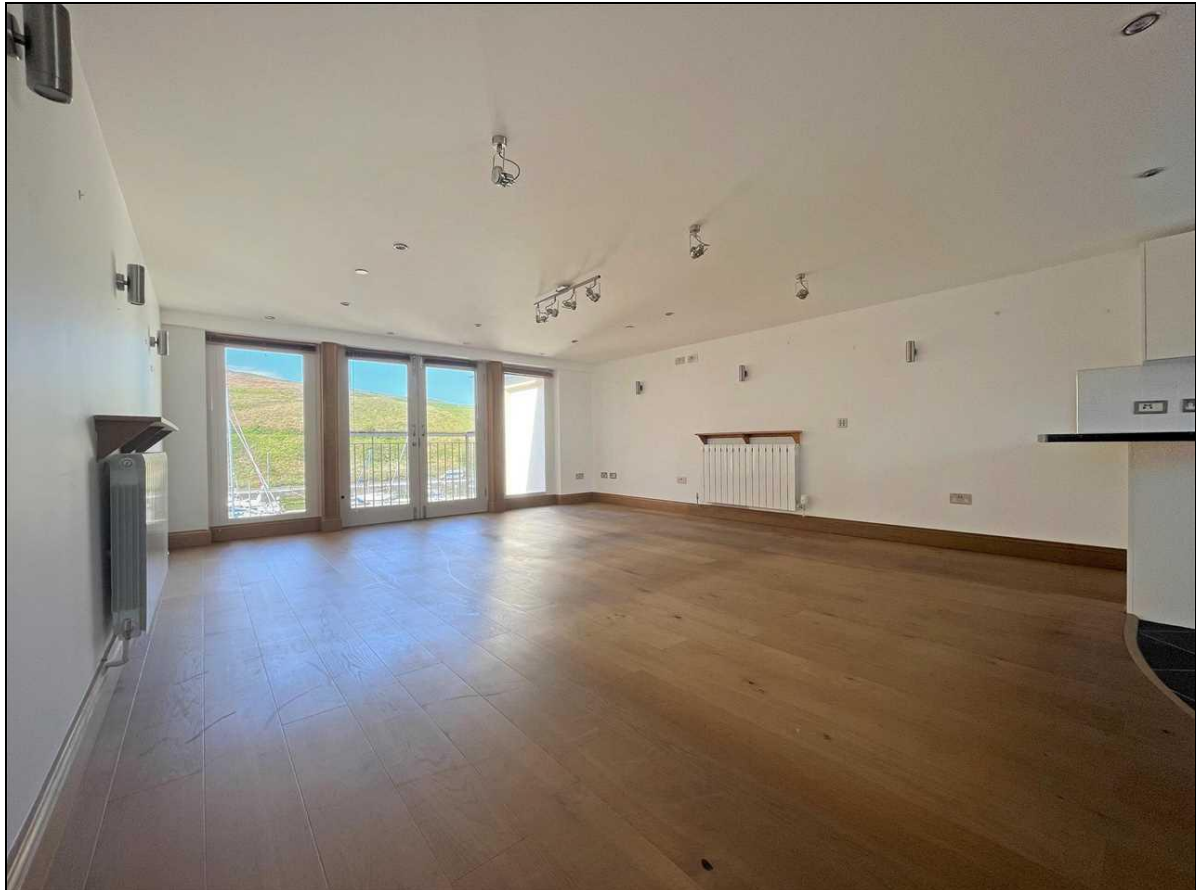
Private Entrance Hall

Deep built in storage cupboard with shelving, housing the 'Megaflo' pressurised hot water cylinder and consumer unit. Video entry phone. Ceiling spotlights and wall lights. Part glazed double doors lead through to the entrance area of the open plan living space.



Open Plan Living Space 8.23m (27') x 5.00m (16'5) overall

The focal point of the room is undoubtedly the view across the harbour to the headland beyond, clearly visible whether sitting or standing. In addition is a balcony which is accessed through double doors with glazed panels to either side. Numerous wall lights and recessed ceiling spotlights. Television, satellite and telephone points. Ample space for a dining table and chairs. The lounge/ dining area is defined by 'Kahrs' Natural oak flooring.



View from Lounge



Open Plan Living Space



Kitchen Area

Having a wall fitted with a superb range of wall and base units in a white high gloss finish, these extend around the side and together with complementary work surfaces form an integral breakfast bar. There is ample work space and an inset sink with a waste disposal unit. Built in appliances include a 'Zanussi' stainless steel electric oven, hob and matching canopy extractor. Integrated appliances include a fridge, freezer, dishwasher and washer dryer. Background tiling. Under cabinet and plinth lighting. Rear facing window enjoying pleasant views over neighbouring gardens to St Peter's Church. 'Karndean' slate effect floor tiles.



Bedroom 1 4.11m (13'6) min x 3.12m (10'3) min

The above measurement excludes the door recess, dressing area and built in wardrobe with hanging rail, shelf and sensor lighting. Wall and ceiling spotlights. Television, satellite and telephone points. Dual aspect windows, one enjoying outlook over the neighbouring gardens to St Peter's Church. Door to en suite shower room.



Bedroom 1 view



En Suite Shower Room

Fully tiled walls and floor complement the white suite comprising quadrant enclosure with fully plumbed 'Aqualisa' shower, deep wall mounted basin and push button flush WC. Illuminated mirror with shaver socket, thermostatically controlled, heated ladder towel rail and 'Addvent' extractor.



Bedroom 2 3.78m (12'5) max x 3.00m (9'10) max

An 'L' shaped room with a built in wardrobe having a hanging rail, shelf and sensor lighting. Adjustable ceiling spotlights and wall lights. Two windows, one internal, providing additional light to the hallway. Television, satellite and telephone points.



Bathroom

Fully tiled walls and floor complement the white suite which comprises generously proportioned bath with an 'Aqualisa' shower over, wall mounted basin and push button flush WC. Illuminated mirror with shaver socket and recessed display shelf. Ceiling spotlights, thermostatically controlled heated ladder towel rail and 'Addvent' extractor.



OUTSIDE

Secure, Designated Parking Space



The Marina Taken from Peel Hill



Peel Harbour



Services All mains services are installed.

Inclusions Fitted carpets, floor coverings and light fittings.

Tenure Leasehold - 999 years from November 2010. Active Management Company.
Annual Fees - Service charge currently £3152.39 (billed in two parts), £120.00 annual Gas Service Charge and £10 Ground Rent.

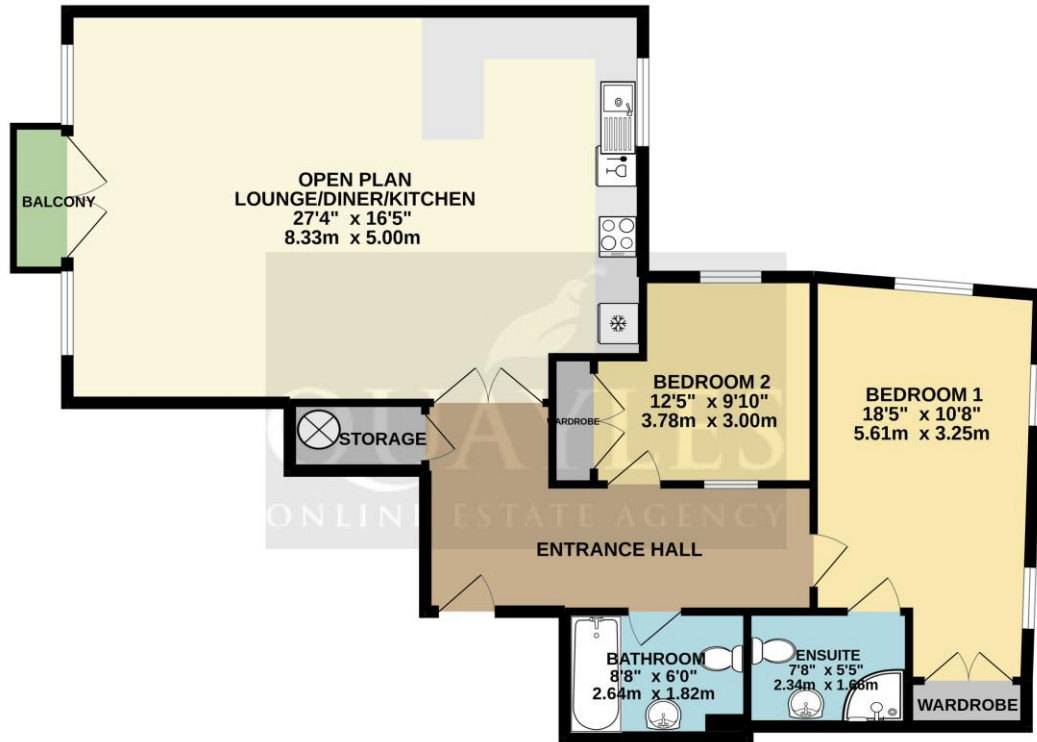
Rateable Value For further information please contact the rates department on (01624) 685661.

Viewings Strictly by appointment with Quayles Online Estate Agency.

NOTES:

FLOOR PLANS

GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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