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THE WISE MOVE

**01624 662820**

**Flat 4, 4 Merton Bank  
Douglas  
£189,950**



**Beautifully Presented and Spacious Top Floor Apartment  
Situated In a Central Location Just a Short Walk to the Town Centre  
The Building has Benefited from Extensive Works Including a New Roof**

**Accommodation Comprises:-  
Large Light and Airy Lounge  
Modern Fully Fitted Kitchen  
2 Double Bedrooms  
Lovely Modern Bathroom  
Large Basement Storeroom  
Gas Fired Central Heating  
u-PVC Double Glazed Throughout  
Ideal Property for First Time Buyers or Investors  
No Onward Chain**

**“Viewing’s Highly Recommended”**

**Directions: Travelling up Bucks Road ( from Prospect Hill ) turn left between the old red brick registry building & church into Merton Bank,, where the property can be located on the right hand side**

**Rateable value £TBC Rates payable £TBC**

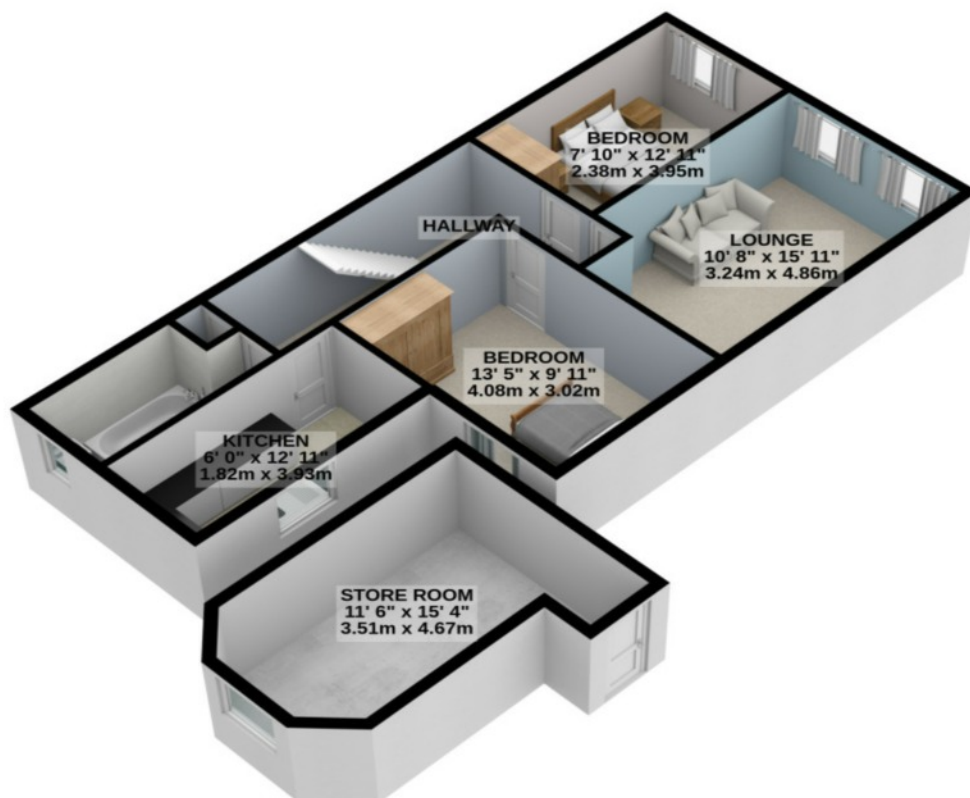
**(Inclusive of water rates)**

Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract.. Floorplans are only for illustrative purposes only, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.

**Tenure :** Freehold **Services:** All Mains Connected

**Inclusions:** All floor Coverings and light fittings

GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

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