

31 St. Ninians Court, Douglas

Asking Price £295,000 (Leasehold)



**Luxury Purpose Built Ground Floor Apartment Exclusively For The Over 50's
Situating in a Quiet Well Groomed and Maintained Development**

Large Lounge / Diner

**2 Double Bedrooms (With Double Doors From Bedroom 2 on to Patio and
Communal Gardens)**

Stunning Shower Room with High Quality Fittings

Double Glazed Throughout

Electric Central Heating

Beautiful Communal Gardens

Allocated Parking Space

24 Hour Warden on Call Service

Active management Company

All Mains Services Connected

(Sale of Apartment to Include all Carpets and Light Fittings)

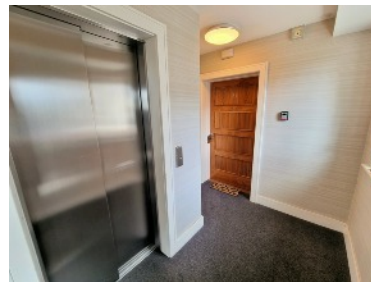
Directions: Travelling North Along Douglas Loch Promenade, Proceed Past Villa Marina Turning Left up Broadway and Continue on to Ballaquayle Road. Turn Right just before reaching Bray Hill Traffic Lights in to St. Ninians Road where the St. Ninians Court can be easily found on the Left Hand Side (Apartments Clearly Identified)

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.

Rateable Value: £

Rates Payable (Inc Water rates): £TBA

Management Fees: There is an Active Management Company in Place With an Annual Charge of: £2200 (approx)



GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



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