

CHRYSTALS
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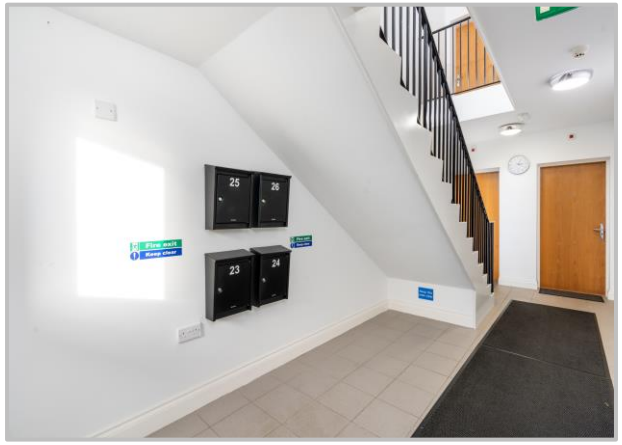
25 Reayrt Ny Crink, Crosby, IM4 2EA

**Asking Price £225,000**

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A fantastic purpose-built apartment situated on the first floor, offering well-proportioned accommodation comprising two double bedrooms, an open-plan lounge and kitchen, and a bathroom. The property further benefits from two allocated parking spaces and is offered for sale with no onward chain. Early viewing is highly recommended.








## LOCATION

Travel out of Douglas along the Peel Road into Crosby. Turn right just before the Crosby Hotel. Reayrt Ny Crink is on the left and follow the road towards the top and the apartment block can be found straight ahead.

## COMMUNAL ENTRANCE

## FIRST FLOOR

## PRIVATE ENTRANCE HALL

9' 6'' x 8' 10'' (2.9m x 2.7m)

## LIVING ROOM

14' 9'' x 12' 6'' (4.5m x 3.8m)

## KITCHEN

10' 6'' x 6' 11'' (3.2m x 2.1m)

## BEDROOM

9' 6'' x 9' 2'' (2.9m x 2.8m)

## BEDROOM

13' 1'' x 14' 1'' (4.0m x 4.3m)

## BATHROOM

5' 7'' x 11' 6'' (1.7m x 3.5m)

## OUTSIDE

2 allocated parking spaces.

## TENURE

LEASEHOLD - Residue of 999 year lease.

SERVICE CHARGE: £1,836.25 per annum.

## SERVICES

Mains water, electricity and drainage. Gas central heating.

## VIEWING

Viewing is strictly by appointment through Chrystals. Please inform us if you are unable to keep appointments.

## POSSESSION

On completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

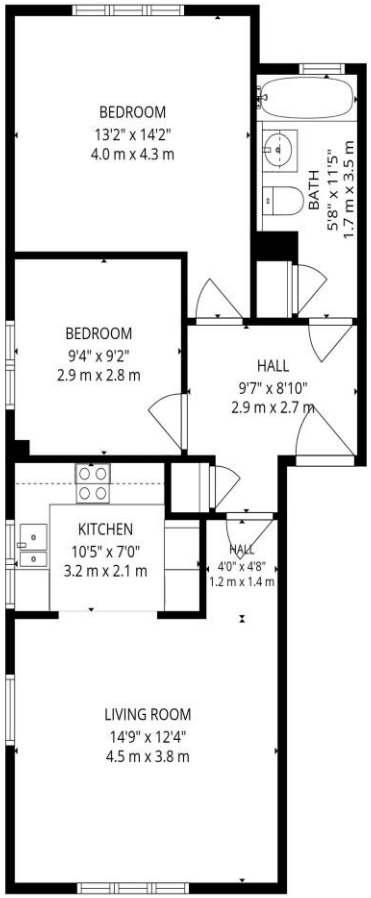



Hotpoint










**Total: 677 sq. Ft, 63 m2**
Apartment 25: 677 sq. Ft, 63 m2
Excluded Areas: Walls: 61 sq. Ft, 6 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.


Since 1854

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