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Apartment 4, The Mallards, Fairway Drive, Mount Murray, Santon, IM4 2HT

**Asking Price £250,000**

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A well-proportioned, purpose-built ground floor apartment situated in a quiet yet convenient location, enjoying a delightful setting adjacent to the Mount Murray Golf Course. The property benefits from a pleasant environment with attractive views, making it ideal for those seeking peaceful living while remaining within easy reach of Douglas. The accommodation is well planned throughout. An entrance hall with useful storage cupboard leads into a bright and airy open-plan modern kitchen, living and dining area, which enjoys excellent natural light and provides an ideal space for both everyday living and entertaining. The apartment offers a double bedroom and a contemporary family bathroom. Further benefits include gas central heating and double glazing throughout. Externally, residents enjoy access to well-maintained communal gardens and grounds, and the property is completed by an undercover allocated parking space. Viewing is highly recommended to fully appreciate the space, setting and quality of accommodation on offer.







## LOCATION

Driving out of Douglas via the New Castletown Road, continue through the Cooil Road roundabout and along Richmond Hill. Pass The Forge restaurant on the left hand side and take the next right onto the Mount Murray Back Road. Take the first right and follow the road pass the lake and turn right and right again into the entrance drive of The Mallards.

## LOWER GROUND FLOOR: UNDER COVER PARKING & STORE ROOM

## GROUND FLOOR - APARTMENT 4

## ENTRANCE HALL

## UTILITY CUPBOARD

2' 7'' x 8' 6'' (0.8m x 2.6m)

## BATHROOM

5' 11'' x 6' 11'' (1.8m x 2.1m)

## KITCHEN

9' 2'' x 13' 1'' (2.8m x 4m)

## LIVING ROOM

8' 6'' x 13' 1'' (2.6m x 4m)

## BEDROOM

17' 9'' x 10' 10'' (5.4m x 3.3m)

## OUTSIDE

Communal grounds.

## TENURE

Mallard Lake Management Company Limited.

Leasehold - 999 Years.

Service Charge - £3,551.93

## 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

Vacant 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.










3
4
5
6




**TOTAL: 566 sq. ft, 53 m2**
BELOW GRADE: 566 sq. ft, 53 m2
EXCLUDED AREAS: WALLS: 53 sq. ft, 4 m2

Since 1854

DOUGLAS
31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN
23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL
Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.
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