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Apartment 6, The Mallards, Fairway Drive, Mount Murray, Santon, IM4 2HT

Asking Price £395,000

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A very spacious, purpose-built duplex apartment spanning the first and second floors, situated in a quiet yet convenient location and 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 and generously proportioned throughout. The first floor comprises an entrance hall leading into a central lobby with a WC, from which access is provided to an impressive open-plan kitchen, living and dining space. This bright and airy room is flooded with natural light and offers an excellent layout for modern living, with clearly defined areas for relaxing, dining and entertaining. The contemporary kitchen is well appointed with ample storage and worktop space, making it both practical and stylish. The second floor provides two generous double bedrooms, each enjoying the luxury of a separate dressing room and a private en-suite bathroom. Both bedrooms offer a comfortable and peaceful retreat, with good proportions and a high degree of privacy. 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 ROOMS

GROUND FLOOR

COMMUNAL ENTRANCE

Lift and stairs.

FIRST FLOOR - APARTMENT 6 (DUPLEX)

ENTRANCE HALL

WC

LIVING ROOM
18' 4'' x 14' 9'' (5.6m x 4.5m)

DINING AREA
13' 5'' x 10' 6'' (4.1m x 3.2m)

KITCHEN
13' 5'' x 12' 2'' (4.1m x 3.7m)

STAIRS TO SECOND FLOOR

LANDING

UTILITY CUPBOARD
2' 11'' x 9' 10'' (0.9m x 3m)

BEDROOM
20' 4'' x 17' 5'' (6.2m x 5.3m)

WALK-IN DRESSING ROOM
5' 7'' x 13' 1'' (1.7m x 4m)

ENSUITE
9' 10'' x 6' 7'' (3m x 2m)

STORE ROOM
13' 5'' x 5' 11'' (4.1m x 1.8m)

BEDROOM
13' 4'' x 15' 9'' (4.07m x 4.8m)

ENSUITE
5' 11'' x 7' 10'' (1.8m x 2.4m)

STORE ROOM
5' 11'' x 7' 7'' (1.8m x 2.3m)

WALK-IN DRESSING ROOM/OFFICE
6' 11'' x 6' 7'' (2.1m x 2m)

STORE ROOM
6' 11'' x 5' 7'' (2.1m x 1.7m)

OUTSIDE

Communal grounds.

TENURE

Mallard Lake Management Company Limited.

Leasehold - 999 Years.

Service Charge - £3,589.88

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.







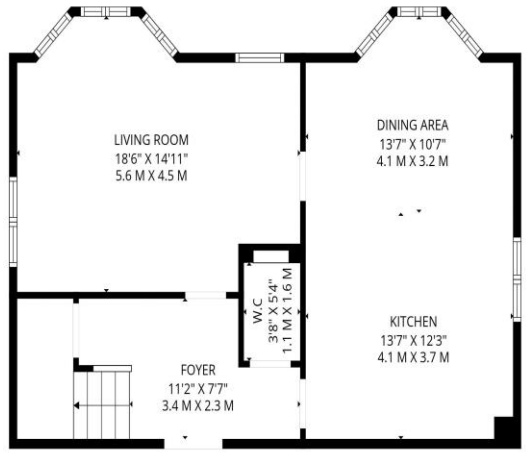




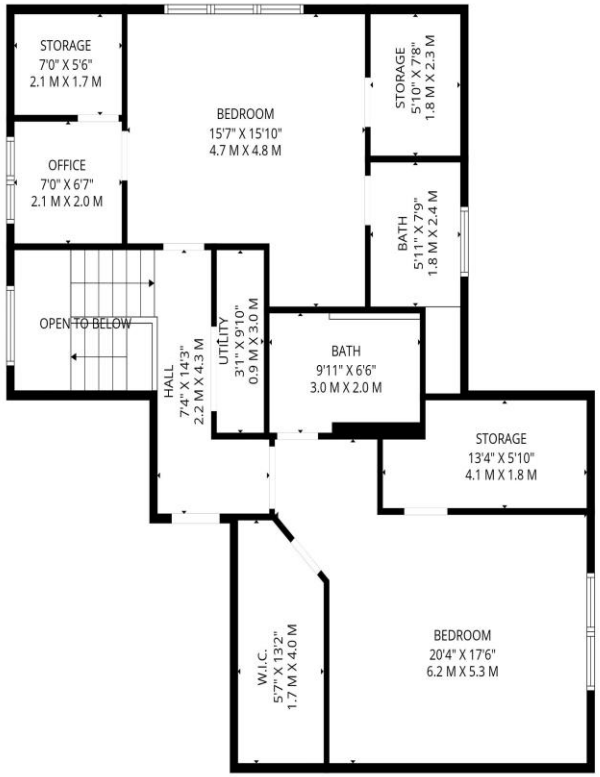








1ST FLOOR



2ND FLOOR

TOTAL: 1563 sq. ft, 145 m2

1st floor: 691 sq. ft, 64 m2, 2nd floor: 872 sq. ft, 81 m2

EXCLUDED AREAS: LOW CEILING: 158 sq. ft, 14 m2, UTILITY: 31 sq. ft, 3 m2, STORAGE: 16 sq. ft, 1 m2, OPEN TO BELOW: 6 sq. ft, 1 m2, WALLS: 133 sq. ft, 14 m2

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

Since 1854

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