



ASKING PRICE

£249,950

## THE DETAILS



17 Campion Crescent  
Reayrt Ny Keylley  
£249,950

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD



PROPERTY DETAILS FOR  
**17 Campion Crescent, Peel**



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## THE DESCRIPTION

- Ground Floor Apartment with Garden
- Situated in a popular residential location close to local amenities
- Open Plan Kitchen/Diner/Lounge
- 2 Double Bedrooms, modern Bathroom
- Two allocated parking spaces
- Large garden rear and side
- No onward chain

## THE PROPERTY

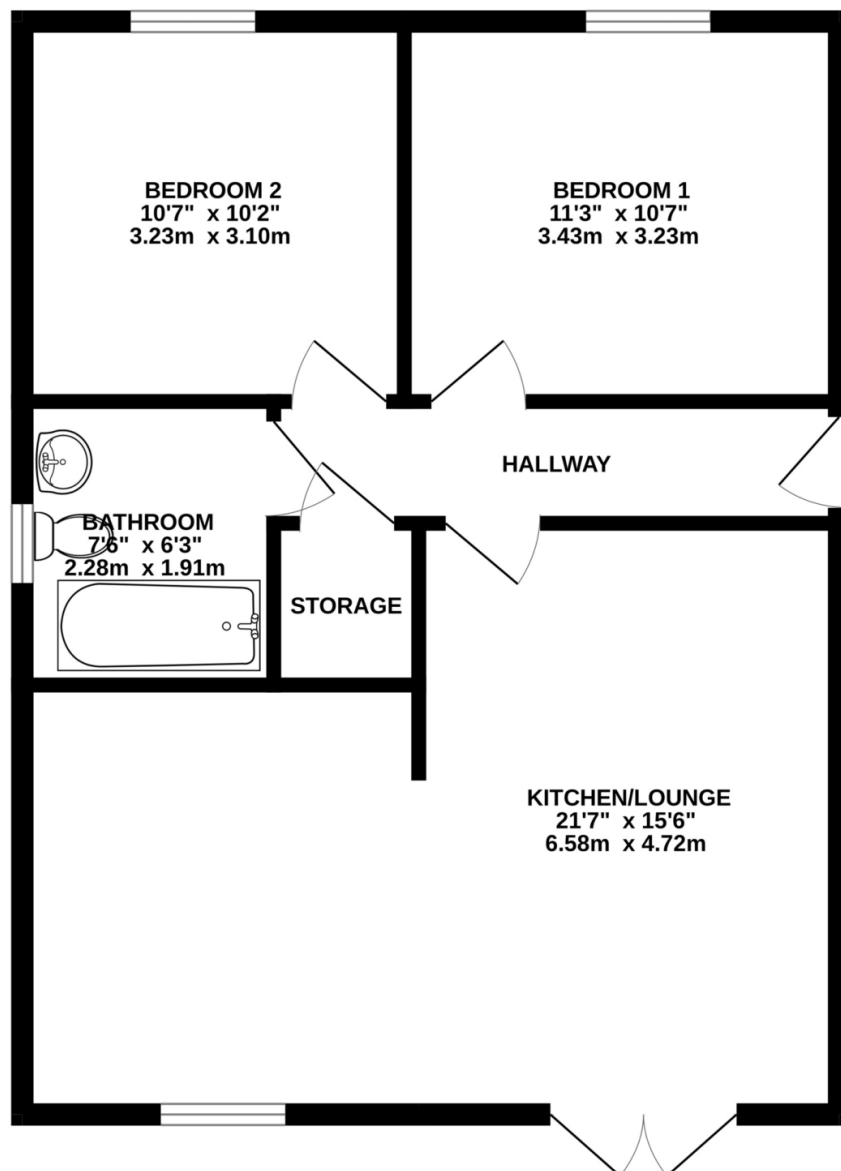
Black Grace Cowley are pleased to offer 17 Campion Crescent to the market, a spacious ground floor apartment situated in a popular residential development, within close proximity to local amenities and a regular bus route. A covered porch at the front of building with entry system opens into the communal entrance hall with staircase leading to the upper floors and a back door to a communal pathway. No.17 is situated on the right on the ground floor and is clearly numbered. Upon entering the apartment from the front door there is a hallway with storage cupboard. Off the hallway is a spacious 21 ft open-plan kitchen/diner/lounge with double uPVC doors leading out to the garden. The kitchen is fitted with a range of base and wall units with contrasting worktops, built in oven and hob with extractor over and included in the sale is the fridge/freezer and washing machine. The apartment is complimented by two double bedrooms, and a modern bathroom fitted with a bath and shower over, wash hand basin and WC.

Outside is a fenced rear garden with shed and an additional side garden is also included within the boundary of this apartment. The property benefits from two allocated parking spaces. Gas fired central heating. uPVC windows and doors.

Management Fees: £1917.00 per annum. 982 years remaining on Leasehold. Ground Rent: £243.30 per annum. Rates £1,119.06

## FLOORPLAN

GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Disclaimer

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