

2 The Downs Apts, The Downs, Union Mills, Isle Of Man

Isle Of Man

koops &co.

Asking Price: £479,000



2 The Downs Apartments The Downs

Union Mills, Isle Of Man

Tenure: Leasehold

- The Downs Apartments are nestled in the heart of Union Mills, forming an exclusive development of just four apartments
- A spacious first floor apartment extending to approximately 1,900sq ft of versatile family accommodation
- A convenient village location, close to a local Spar, public house and nursery
- Generous living room, complemented by a formal dining room, modern fitted kitchen and separate utility room
- Impressive master bedroom suite with dressing room and large ensuite shower room
- Three further bedrooms and a family bathroom
- uPVC double glazing and gas fired central heating
- Double garage providing secure parking and excellent additional storage
- Active management company

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Communal Entrance Porch
Spacious entrance porch with communal post boxes and a secure entry door.

Communal Hallway
Stairs lead to the first-floor communal landing. Rear access leads to the communal entrance porch and gardens.

Apartment 2

Hallway
A light and welcoming entrance hall with modern recessed lighting, a telephone entry system, a useful storage cupboard, and loft access via a pull-down ladder.

Living Room
A well-proportioned living room with a large bay window providing plenty of natural light and attractive treetop views. A focal gas fire with a stone hearth and modern surround creates a cosy atmosphere, while recessed lighting, coving, and television and satellite points complete the room. Glazed double doors open into the formal dining room, providing an ideal space for entertaining guests or enjoying family meals.

Dining Room
A good-sized dining room, perfect for entertaining family and friends. Dual-aspect windows provide plenty of natural light, while modern recessed lighting and coving enhance the space. A door provides easy access to the kitchen.

Kitchen
A modern and contemporary fitted kitchen, finished with cream-fronted cupboards and drawers complemented by contrasting laminate worktops incorporating a 1½ bowl sink and drainer. The kitchen is well equipped with a Siemens five-ring gas hob with concealed extractor hood above, Siemens double oven with eye-level microwave...

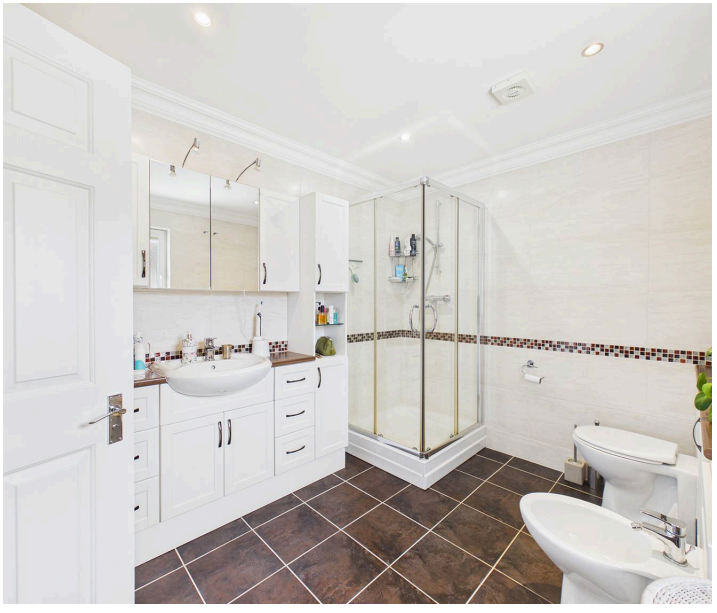












Kitchen
and Siemens dishwasher. A central island provides additional preparation space with useful storage cupboards and drawers below, while there is also space for a large American-style fridge freezer. Further features include countertop lighting, recessed lighting, Antico flooring, a uPVC window, and a side door providing a private access.

Utility Room
A good-sized utility room fitted with a Belfast-style sink with mixer tap, worktop space, and storage below. There is plumbing for a washing machine, a wall-mounted gas-fired central heating boiler, and additional wall-mounted storage cupboards. Further features include tiled flooring, underfloor heating, recessed lighting, an extractor fan, and a telephone entry system.

Master Bedroom
A well-proportioned master bedroom suite, accessed via a separate staircase and private landing area, creating a peaceful and tranquil retreat. The bedroom benefits from a comprehensive range of fitted wardrobes, offering ample hanging and shelving space, while a large uPVC window provides views over the side garden and surrounding greenery. Decorative coving and modern recessed lighting complete the room.

Ensuite Shower Room
A beautifully appointed en-suite shower room comprising a large corner shower cubicle with sliding glass doors and tiled surround. The suite also includes a WC, bidet and wash hand basin set within a vanity unit providing an excellent range of storage cupboards and drawers, with a mirrored wall cabinet above and lighting. Further features include a chrome heated towel rail, fully tiled walls and floor, recessed lighting, an extractor fan, underfloor heating and a uPVC window providing natural light and privacy.

Dressing Room
A walk-in dressing area with a large hanging rail and useful storage shelving above. A uPVC window provides natural light, while decorative coving and recessed lighting complete the space.

Bedroom 2
A good size double bedroom with twin double wardrobes providing hanging and shelving space. A dormer window offers lovely front-facing views and allows plenty of natural light.

Bedroom 3
A well-proportioned double bedroom with generous fitted wardrobes and a useful storage cupboard. A rear-facing window overlooks the garden area, while decorative coving and recessed lighting enhance the room.

Bedroom 4
A versatile fourth bedroom, ideal as a guest bedroom, hobbies room, or home office. A dormer window provides attractive front-facing views and plenty of natural light, while a fibre broadband connection makes it well suited for home working.

Bathroom
A beautifully appointed family bathroom fitted with a white P-shaped bath with shower over and folding glass screen, WC, bidet, and wash hand basin. A range of fitted storage units with cream-fronted cupboards and contrasting wood-effect worktops provide excellent storage, complemented by a large mirrored wall cabinet with integrated lighting. The room is finished with attractive fully tiled walls and floor, featuring a decorative tile border, while underfloor heating, a chrome heated towel rail, recessed lighting, extractor fan, and opaque uPVC window add to the comfort and practicality of the space. There is also space for a freestanding storage unit.







Outside

The development is surrounded by beautifully maintained communal gardens, creating a tranquil and attractive setting for residents. A double garage, benefitting from power, light and water, further enhances the property, offering secure parking and excellent storage facilities.

Additional Information

Management Company: Active management company

Lease Term: Remainder of a 999 year lease

Management Fee: £3200.00 per annum

Inclusions: All fitted floor coverings.

Rates: Contract rates directly on 01624 685 661

Services: Mains water, electricity and drainage.

Heating: Gas fired central heating.

Possession: Vacant on completion

Viewing: Strictly by appointment only









Approximate total area(1)

1944 ft²

180.6 m²

Reduced headroom

47 ft²

4.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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