



www.chrystals.co.im

9 Cronk Lheanag, Ballawattleworth, Peel, IM5 1XA
Asking Price £205,000

9 Cronk Lheanag, Ballawattleworth, Peel, IM5 1XA

Asking Price £205,000

Discover a stylish, comfortable, and convenient lifestyle in this modern, purpose-built first-floor apartment in Peel. Overlooking a generous green space, it offers a peaceful outlook while remaining just a short stroll from local shops, schools, the swimming pool, the beach, and Peel's picturesque promenade. The light-filled open-plan living, dining, and kitchen area blends contemporary design with everyday practicality, creating a versatile space for relaxation and entertaining. Two generous double bedrooms and a contemporary family shower room complete the layout, all finished to a high modern standard. Additional benefits include an allocated parking space and the property offered for sale with no onward chain, making it an excellent choice for first-time buyers or investors. Please note there is a no-pet policy in the building.



LOCATION

Travel into Peel on the A1 pass QE2 school and continue on. Take the right hand turning into Albany Road and at the junction turn right into Derby Road, continue up pass Tesco and the swimming pool and travel through the roundabout straight ahead. Just before the Highwayman Public House turn left onto Oak Road. Take the second right turn into Magher Breck and continue ahead where the apartment block can be found on the left hand side.

COMMUNAL ENTRANCE

FIRST FLOOR - APARTMENT 9

PRIVATE HALL

KITCHEN

10' 6" x 5' 7" (3.2m x 1.7m)

LIVING ROOM

14' 5" x 11' 10" (4.4m x 3.6m)

BEDROOM

10' 10" x 12' 6" (3.3m x 3.8m)

BEDROOM

9' 2" x 10' 10" (2.8m x 3.3m)

BATHROOM

OUTSIDE

There is a large communal green in front of the apartment building. Parking space.

TENURE

Leasehold - 999 years.

Service Charge: £1275 per annum.
Management Company is Stirling.

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.

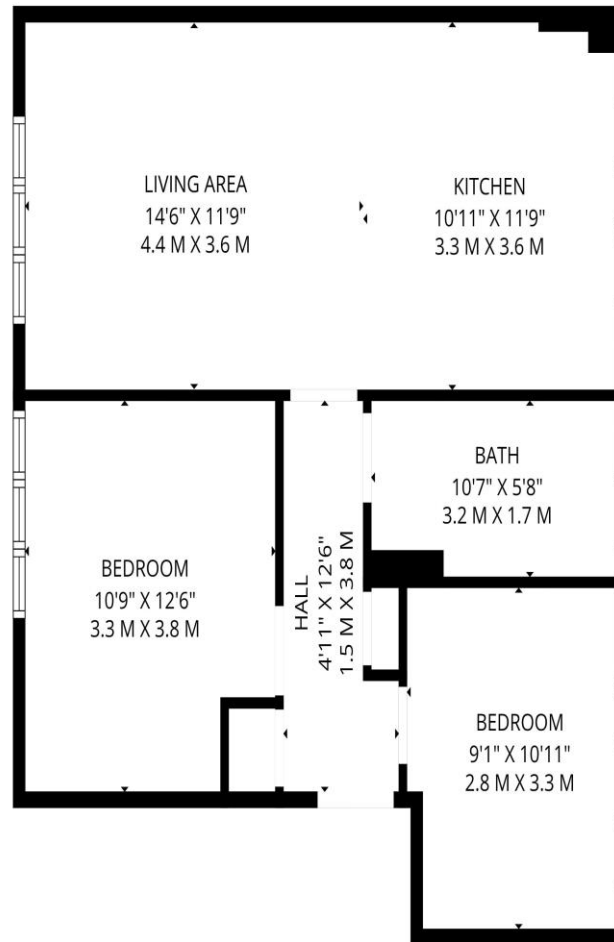
POSSESSION

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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







TOTAL: 663 sq. ft, 62 m²
 1st floor: 663 sq. ft, 62 m²
 EXCLUDED AREAS: WALLS: 55 sq. ft, 5 m²

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



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.
 Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.