

APT. 3, 3 KINGSWOOD GROVE, DOUGLAS, IM1 3LY

NEW PRICE. Competitively Priced & Spacious First Floor Split Level Converted Apartment. 5 Minute Walk to Town Centre. Perfect for First Time Buyers. Allocated Parking Space

For Sale - £140,000

PROPERTY SUMMARY

Price:	£140,000
Type:	Apartment
Status:	For Sale
Area:	Central, Douglas, EAST
Bedrooms:	2
Reception Rooms:	1
Bathrooms:	1

FULL DESCRIPTION

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Vendor Comments

For me as my first property it has been a perfect buy and having a parking space in the middle of town has been a great asset. The apartment complex has been well managed which is important to me and also has friendly occupants. I have found the property very spacious, and being split level has a feeling of being in a small house.

Accommodation

Ground Floor

Half glazed door leading through to:

Communal Entrance Hall

Matted flooring. Glazed door leading through to:

Communal Entrance Hall

Laminated flooring. Open staircase.

First Floor

Main Landing

Apartment 3

Private Entrance Hall

Open staircase to:

Second Floor

Half Landing (Lower Level)

Open staircase to upper level. Double glazed Velux window. Radiator. Airing cupboard with slatted shelving.

Modern Fitted Dining Kitchen (approx. 17'8 x 8'8)

Fitted with a range of beech coloured base, wall and drawer units with brushed chrome handles. Laminate work surfaces incorporating a stainless steel one and a half bowl sink with a mixer tap over. Electric oven and microwave oven. Ceramic hob with a pull-out filter hood above. Extractor fan. Zanussi washer/dryer and stainless steel Hotpoint fridge/freezer. Wall mounted Alpha gas fired combi central heating boiler. uPVC double glazed window and Velux skylight. Attractive tiled splashbacks. Multiple power points. Tile effect laminate flooring.

AT A GLANCE

Type:	Apartment
Status:	For Sale
Price:	£140,000
Area:	Central, Douglas, EAST

INSIDE

Bedrooms:	2
Reception Rooms:	1
Bathrooms:	1
En-suite:	0
Windows:	UPVC Double Glazed
Heating:	Gas Central Heating
Furnished:	No

OUTSIDE

Garage:	
Front Garden:	None
Rear Garden:	None
Acreage:	0
Outbuildings:	No

WHO TO CONTACT



Simon Dixon FNAEA - 07624 418676

Cowley Groves Douglas

Landline: 01624 625888

Email: sdixon@cowleygroves.com

Bathroom (approx. 7'10 x 7'6)

Fitted with a modern white three piece suite comprising of a fully tiled panel bath tub with a Mira power thermostatic mixer shower over and glass splash screen, pedestal wash hand basin with tiled splashbacks and W.C. uPVC double glazed window. Extractor fan. Radiator. Tiled effect laminate flooring.

Bedroom 1 (approx. 12'5 x 11'7)

Dual aspect room with sea views. Television and telephone connection points. Multiple power points. Oak laminate flooring.

Upper Floor

Main Landing

Security entry phone. Loft access. Electric fuse box.

Lounge (approx. 16'11 x 13'9)

Feature timber fire surround with a tiled interior and hearth complemented with a chrome electric fire. Feature exposed roof beam. Two uPVC double glazed dormer windows providing ample natural light. Dado rail. Television, satellite and telephone connection points. Multiple power points. Laminate flooring.

Bedroom 2 (approx. 11'0 x 10'2)

Feature exposed roof beam. uPVC double glazed dormer window providing distant sea views. Exposed shelving. Television and satellite connection points. Multiple power points. Recently fitted carpeted flooring.

Inclusions

All floor coverings, light fittings and white goods.

Services

All main services are connected. Gas fired central heating. uPVC double glazed throughout.

Tenure

Leasehold. Held on the remainder of a 999 year lease.

Management Company

There is an active management company in place which the current service charge at £50.00 per calendar month.

Rates

£824.45 (incl. water rates) 2018.

Directions

Travelling out of Douglas up Prospect Hill, continue through the set of traffic lights onto Bucks Road. Turn right onto Christian Road and towards

the end, bear left onto Kingswood Grove where number three can be found as the last property on the right hand side, clearly identified by our For Sale board.

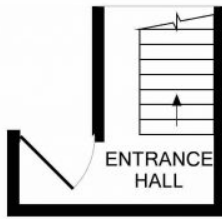
GALLERY

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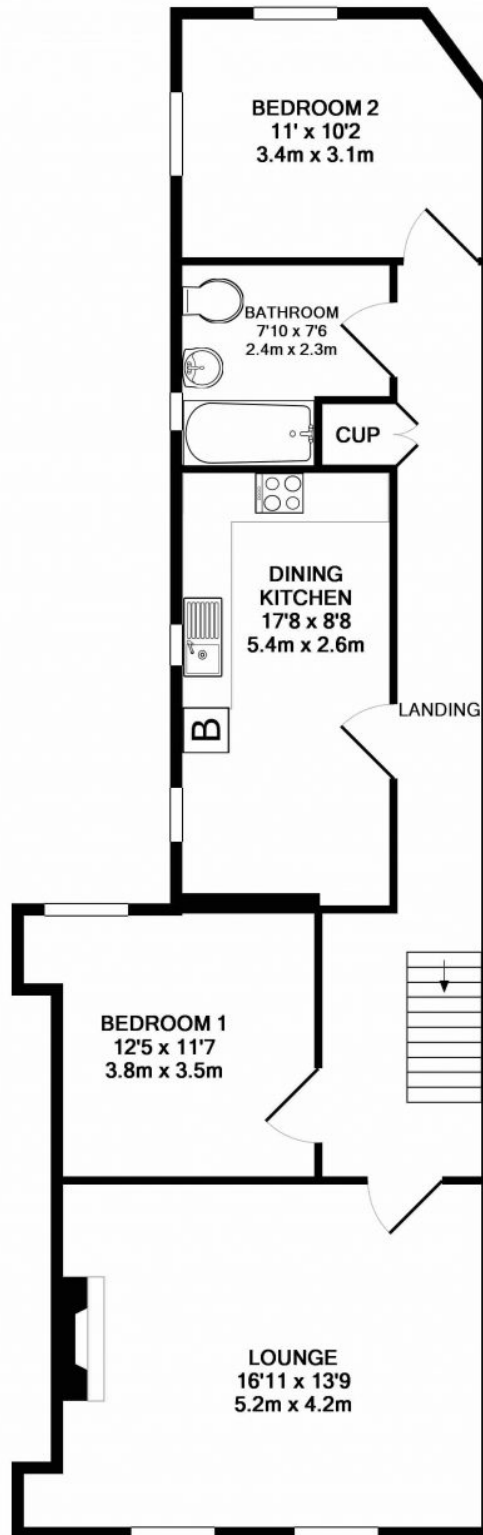


FLOORPLANS

APT. 3, 3 KINGSWOOD GROVE, DOUGLAS, IM1 3LY



GROUND FLOOR
APPROX. FLOOR
AREA 50 SQ.FT.
(4.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 885 SQ.FT.
(82.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 935 SQ.FT. (86.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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LOCATION

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