



APT. 49 SPECTRUM APARTMENTS, CENTRAL PROMENADE, DOUGLAS, IM2 4LL

Third Floor Studio Apartment Overlooking the Communal Courtyard. Secure Underground Allocated Parking Space. Ideal Buy-To-Let Property. Vacant Possession.

For Sale - £122,500

PROPERTY SUMMARY

Price:	£122,500
Type:	Apartment
Status:	For Sale
Area:	Central, Douglas, EAST
Bedrooms:	0
Reception Rooms:	1
Bathrooms:	1

FULL DESCRIPTION

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Accommodation

Ground Floor

Grand Communal Entrance Hallway

Private letterbox. Telephone entry point system.

Third Floor

Apartment 49

Private Entrance Hallway

Cupboard with double doors housing the Megalo hot water tank, washing machine (included in the sale), fuse box and additional built-in storage space. Secure entry intercom phone. Access into:

Studio (approx. 18'10 x 10'7)

uPVC double glazed sliding Juliet balcony with uPVC double glazed windows to either side and overlooking the courtyard. Television, satellite and telephone connection points.

Kitchen (approx. 8'1 x 4'3)

Fitted with a modern German range of dark walnut base, wall and drawer units with contemporary handles. Work surfaces incorporate a stainless steel one and a half bowl sink with a mixer tap and drainer. Siemens stainless steel electric oven with four ring Siemens halogen hob and a stainless steel extractor hood above. Integrated fridge with a freezer box. Ceiling downlighters.

Bathroom (approx. 6'11 x 5'6)

Fitted with a three piece suite comprising of a panel bath tub with a shower attachment and splash screen, wash hand basin and W.C. Floor to ceiling length mirror. Chrome heated electric towel rail. Discrete over sink storage cupboard with fitted shelving. Extractor fan. Ceiling downlighters. Tiled splashbacks. Tiled flooring.

Outside

There is an underground allocated parking space for one vehicle, number one hundred and forty nine.

Services

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

Management Company

AT A GLANCE

Type:	Apartment
Status:	For Sale
Price:	£122,500
Area:	Central, Douglas, EAST

INSIDE

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

OUTSIDE

Garage:	Off Street Parking
Front Garden:	None
Rear Garden:	None
Acreage:	0
Outbuildings:	No

WHO TO CONTACT



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Cowley Groves Douglas

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There is an active management company in place with the current charge set at £1,080.52 per annum.

Tenure

Leasehold. Remainder of a 999 year lease.

Rental Potential

Ideal buy-to-let property. Previous tenants have achieved £525PCM.

Rates

£565.44 (incl. water rates) 2019.

Directions

Travelling out of Douglas along the promenade, continue through the traffic lights at the Villa Marina in the direction of Onchan where Spectrum Apartments can be found a short distance along on the left hand side, after the Empress Hotel.

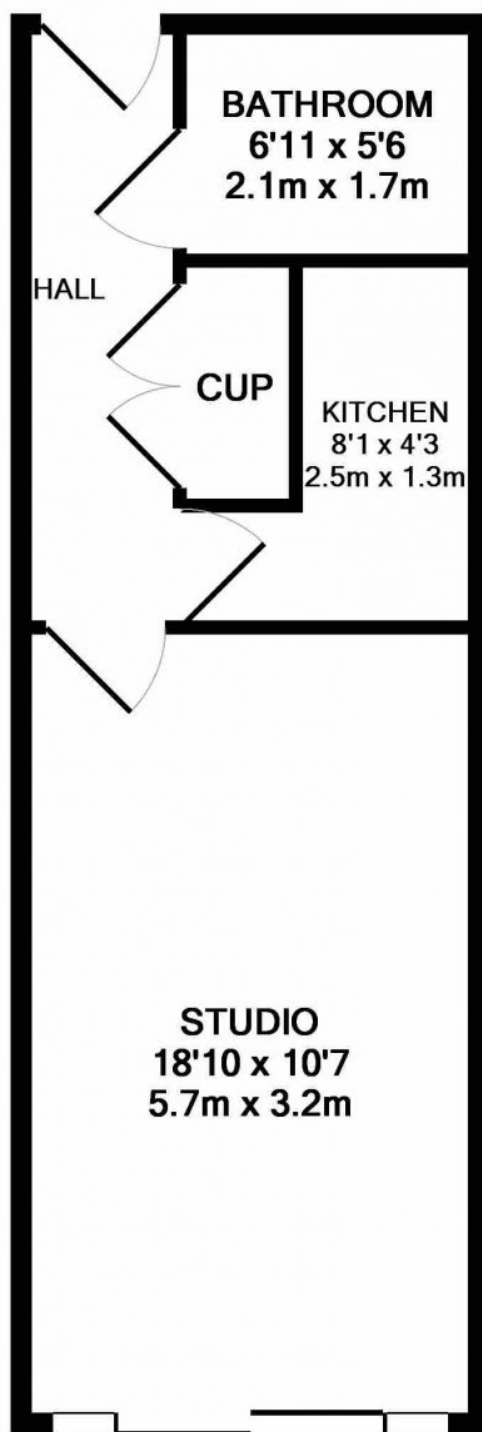
GALLERY

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FLOORPLANS

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TOTAL APPROX. FLOOR AREA 344 SQ.FT. (31.9 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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