

## **APT. 50 SPECTRUM APARTMENTS, CENTRAL PROMENADE, DOUGLAS, IM2 4LL**

Third Floor Studio Apartment Overlooking the Communal Courtyard. Secure Underground Allocated Parking Space. Tenant in Situ Currently Achieving £540PCM.

# 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

APT. 50 SPECTRUM APARTMENTS, CENTRAL PROMENADE, DOUGLAS, IM2 4LL

### Accommodation

#### Ground Floor

##### Grand Communal Entrance Hallway

Private letterbox. Telephone entry point system.

#### Third Floor

##### Apartment 50

##### Private Entrance Hallway

Cupboard with double doors housing the Megalo hot water tank, fuse box and washer/dryer (included in the sale). Ceiling downlighters. Secure entry intercom phone. Access into:

##### Studio (approx. 19'2 x 10'7)

uPVC double glazed sliding door providing access onto the Juliet balcony with a uPVC double glazed window to one side and overlooking the central courtyard. Television, satellite and telephone connection points.

##### Kitchen (approx. 8'0 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 electric oven/grill with a four ring halogen hob and a stainless steel extractor hood above. Integrated fridge with a freezer box. Ceiling downlighters.

##### Bathroom (approx. 6'9 x 5'4)

Fitted with a modern 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 to one wall. Chrome heated towel rail. Discrete over sink storage cupboard with fitted glass shelving. Extractor fan. Ceiling downlighters. Tiled splashbacks. Tiled flooring.

#### Outside

There is an underground allocated parking space for one vehicle, number eighteen. Well maintained central communal courtyard area.

#### Inclusions

Integrated white goods. Washer/dryer.

#### Services

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

## 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



Simon Dixon FNAEA - 07624 418676

Cowley Groves Douglas

Landline: 01624 625888

Email: sdixon@cowleygroves.com

glazed throughout.

### **Management Company**

There is an active management company in place with the current charge set at £1,085.57 per annum.

### **Tenure**

Leasehold. Remainder of a 999 year lease.

### **Tenancy Lease Details**

Tenant in situ currently achieving £540PCM on a month to month lease.

### **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

APT. 50 SPECTRUM APARTMENTS, CENTRAL PROMENADE, DOUGLAS, IM2 4LL

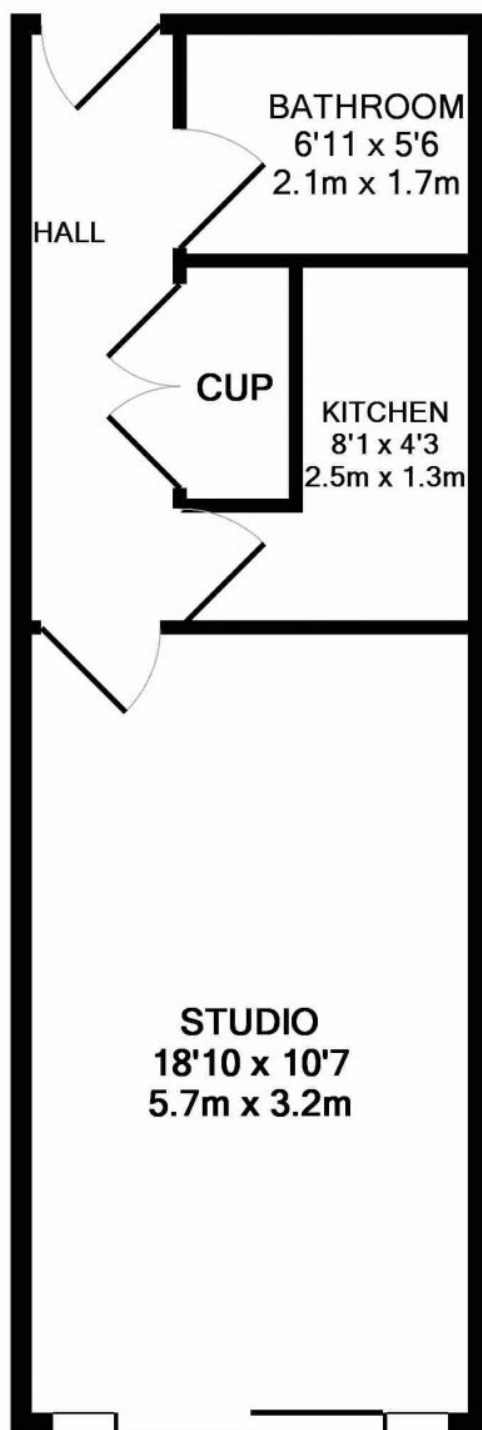


## FLOORPLANS

APT. 50 SPECTRUM APARTMENTS, CENTRAL PROMENADE, DOUGLAS, IM2 4LL







**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

Made with Metropix ©2018





## LOCATION

APT. 50 SPECTRUM APARTMENTS, CENTRAL PROMENADE, DOUGLAS, IM2 4LL

