

## APT. 2, 5 THE ESPLANADE, CENTRAL PROMENADE, DOUGLAS, IM2 4LR

First Floor Apartment Located Within a Short Walk of Douglas Town Centre. Stunning Views Over Douglas Bay, Harbour & Out to Sea. Single Garage to Rear.

**For Sale - £225,000**

### PROPERTY SUMMARY

Price:	£225,000
Type:	Apartment
Status:	For Sale
Area:	Central, Douglas, EAST
Bedrooms:	2
Reception Rooms:	1
Bathrooms:	1

## FULL DESCRIPTION

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### Accommodation

#### Ground Floor

##### Communal Entrance Hallway

Stairway access to the upper floors.

#### First Floor

##### Apartment 2

##### Private Entrance Hallway

Wooden flooring. Open access into:

##### Study Area (approx. 7'10 x 5'7)

Fitted with base and wall units. Work surfaces incorporate a sink with a mixer tap over. Single glazed window overlooking the rear aspect.

##### Living Room (approx. 17'9 x 13'11)

Feature working fireplace and hearth. Two sets of large single glazed doors with wooden window shutters to either side providing views over Douglas Bay and access to the balcony.

##### Kitchen (approx. 11'5 x 11'1)

Fitted with a modern range of white base, wall and drawer units. Work surfaces incorporate a sink and drainer. Gas hob with extractor hood above. Space for an undercounter fridge, washing machine and dishwasher. Single glazed window overlooking the side aspect. Set of uPVC double glazed double doors providing access out onto the balcony overlooking the rear aspect. Cupboard housing the built-in garage shoot leading down to the garage.

##### Bedroom 1 (approx. 12'2 x 7'1)

Large double bedroom. Single glazed sash window overlooking the side aspect.

##### Bedroom 2 (approx. 8'2 x 7'1)

Single glazed sash window overlooking the side aspect.

##### Bathroom (approx. 6'3 x 5'7)

Fitted with a three piece suite comprising of a bath tub with a shower attachment over, wash hand basin and W.C. Extractor fan. Part tiled walls. Tiled flooring.

#### Outside

## AT A GLANCE

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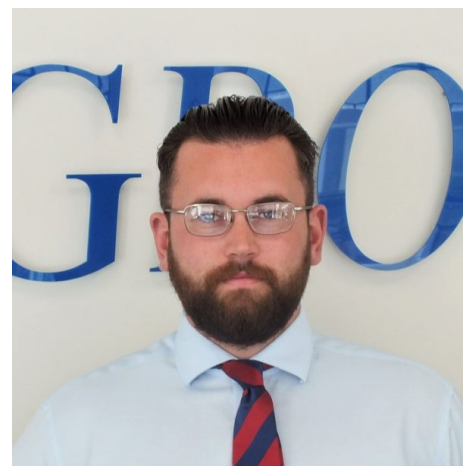
## INSIDE

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

## OUTSIDE

Garage:	Single
Front Garden:	None
Rear Garden:	None
Balcony:	Yes

## WHO TO CONTACT



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Communal access to the shared grass area located to the front of the apartments.

**Garage (approx. 17'8 x 7'10)**

Ample space for one vehicle.

**Services**

All main services are connected. Gas fired central heating. Mixture of single and double glazing throughout.

**Tenure**

Leasehold. Remainder of a 999 year lease from 2017.

**Management Company**

There is an active management company in place with the current charge set at £300.00 Per Annum.

**Rates**

£919.52 (incl. water rates) 2019.

**Directions**

Travelling along Douglas Promenade from the Sea Terminal, continue North through the set of traffic lights at the bottom of Broadway. Continue past Central Apartments and straight ahead for a short distance. Take the second left turning onto The Esplanade Road and immediately turn right onto The Esplanade where number five can be found on the left hand side.

## GALLERY

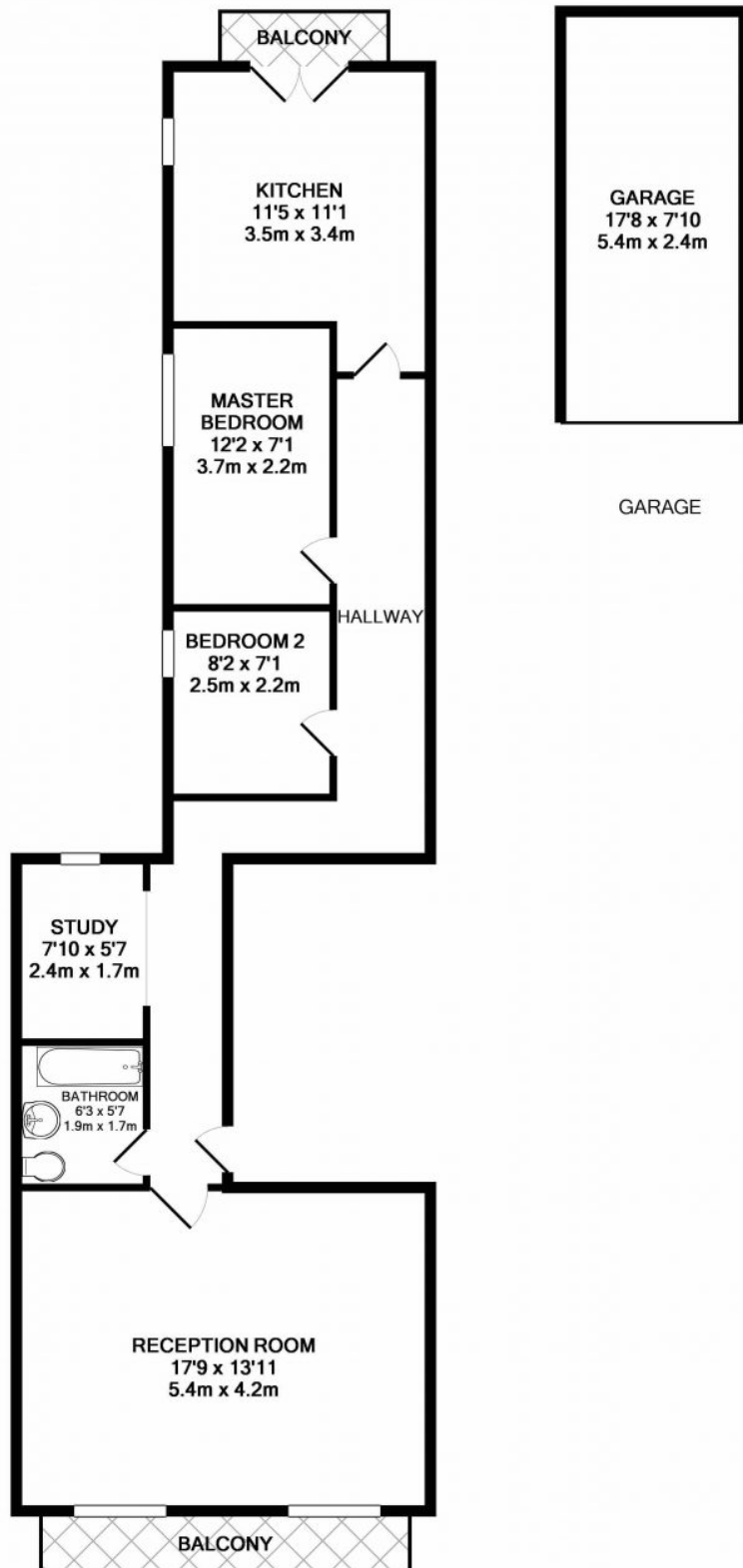
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## FLOORPLANS

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APARTMENT

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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