

## APT. 3, 5 THE ESPLANADE, CENTRAL PROMENADE, DOUGLAS, IM2 4LR

Top Floor 2 Bed Apartment In Need of Modernisation. Short Walk of Douglas Town Centre. Stunning Views Over Douglas Bay & Out to Sea. Large Attic Room. 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:       | 2                      |

## FULL DESCRIPTION

APT. 3, 5 THE ESPLANADE, CENTRAL PROMENADE, DOUGLAS, IM2 4LR

### Accommodation

#### Ground Floor

##### Communal Entrance Hall

Stairway access to the upper floors.

##### Second Floor

Door leading into:

##### Hallway

Stairway access to the third floor.

#### Third Floor

#### Apartment 3

##### Private Entrance Hallway

Stairway access to the top floor.

##### Kitchen (approx. 12'4 x 12'2)

Fitted with a range of base and wall units. Work surfaces incorporate a single bowl sink and drainer. Gas hob and cooker. Tiled splashbacks. Space for an undercounter fridge. Cupboard housing the gas fired central heating boiler. Built-in garage shoot leading down to the garage. Set of uPVC double glazed double doors providing access out to the balcony situated to the rear of the property.

##### Master Bedroom (approx. 10'7 x 9'5)

Large double bedroom. Modern fitted wardrobe. Single glazed window to the side aspect.

##### Bedroom 2 (approx. 9'5 x 5'11)

Single glazed window to the side aspect.

##### Bathroom (approx. 9'8 x 6'11)

Fitted with a three piece suite comprising of a bath tub with a shower attachment over, wash hand basin and W.C. Towel rail. Single glazed window overlooking the side aspect.

#### Top Floor

##### Landing

Door leading into:

## AT A GLANCE

|         |                           |
|---------|---------------------------|
| Type:   | Apartment                 |
| Status: | For Sale                  |
| Price:  | £225,000                  |
| Area:   | Central,<br>Douglas, EAST |

## INSIDE

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

## OUTSIDE

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

## WHO TO CONTACT



Richard Bell - 07624 490346

Cowley Groves Douglas

Landline: 01624 625888

Email: [rbell@cowleygroves.com](mailto:rbell@cowleygroves.com)

**Shower Room (approx. 12'2 x 3'1)**

Fitted with a three piece suite comprising of a shower cubicle, wash hand basin and W.C.

**Reception Room (approx. 29'2 x 6'11 & 18'11 x 16'6)**

Potential to separate and create a third bedroom, subject to the necessary planning permissions. Two single glazed sash windows providing stunning sea views over Douglas Bay. To the rear of the room there is a single glazed sash window to the rear aspect. Fitted with modern white base units incorporating a sink unit and tiled splashbacks. Feature fireplace. Door providing access to the staircase leading up to:

**Attic Room (approx. 18'11 x 16'6)**

Two modern Velux windows to both the front and rear aspects. Potential to convert into an additional bedroom or reception room, subject to planning permission.

**Outside**

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

**Garage (approx. 17'8 x 8'4)**

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**

£954.54 (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

APT. 3, 5 THE ESPLANADE, CENTRAL PROMENADE, DOUGLAS, IM2 4LR



## FLOORPLANS

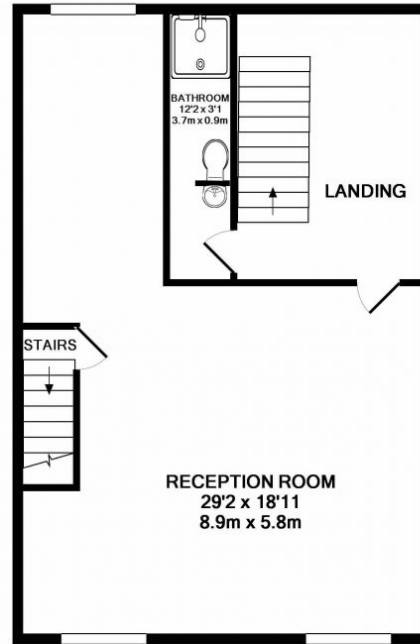
APT. 3, 5 THE ESPLANADE, CENTRAL PROMENADE, DOUGLAS, IM2 4LR



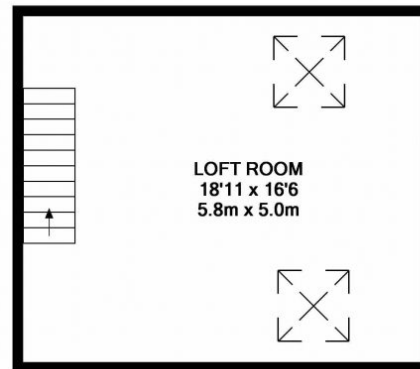
GARAGE  
 APPROX. FLOOR  
 AREA 147 SQ.FT.  
 (13.6 SQ.M.)



ENTRANCE FLOOR  
 APPROX. FLOOR  
 AREA 596 SQ.FT.  
 (55.3 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 553 SQ.FT.  
 (51.3 SQ.M.)



LOFT ROOM  
 APPROX. FLOOR  
 AREA 313 SQ.FT.  
 (29.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1608 SQ.FT. (149.4 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 ©2019

## LOCATION

APT. 3, 5 THE ESPLANADE, CENTRAL PROMENADE, DOUGLAS, IM2 4LR

