



## APT. 5 HILLARY WHARF APARTMENTS, SOUTH QUAY, DOUGLAS, IM1 5BL

Purpose Built Second Floor 2 Bed, 2 Bath Apartment Situated in a Central Douglas Location Within Walking Distance of Local Shops, Restaurants & Amenities. Secure Allocated Parking Space. Investment Opportunity With Tenant in Situ.

**For Sale - £269,950**

### PROPERTY SUMMARY

Price:	£269,950
Type:	Apartment
Status:	For Sale
Area:	Central, Douglas, EAST
Bedrooms:	2
Reception Rooms:	1
Bathrooms:	2

## FULL DESCRIPTION

APT. 5 HILLARY WHARF APARTMENTS, SOUTH QUAY, DOUGLAS, IM1 5BL

*Investment opportunity with tenant in situ.*

### Accommodation

#### Ground Floor

#### Communal Entrance Hall

#### Second Floor

#### Apartment 5

##### Private Entrance Hallway

Two ceiling lights. Coved ceiling. Carpeted flooring.

##### Open Plan Lounge/Kitchen/Diner (approx. 21'11 x 12'8)

##### Living Area

uPVC double glazed floor to ceiling windows providing stunning views over Douglas Bay, Battery Pier, Onchan Head and out to sea. Two wall mounted lights. Two ceiling lights. Coved ceiling. Carpeted flooring.

##### Kitchen/Diner

Fitted with a modern range of base, wall and drawer units. Work surfaces incorporate a stainless steel one and half bowl sink with a mixer tap and drainer. Tiled splashbacks. Built-in oven/grill. Induction hob with a stainless steel extractor hood above. uPVC double glazed window. Ceiling downlighters. Tiled flooring. Door leading into:

##### Utility Room (approx. 6'8 x 5'1)

Fitted with a matching range of modern base, wall and drawer units. Laminate work surfaces incorporate a stainless steel single bowl sink with a mixer tap over and drainer. Tiled splashbacks. Ceiling downlighters. Tiled flooring.

##### Bedroom 1 (approx. 13'9 x 12'7)

Built-in wardrobe. uPVC double glazed window. Centre ceiling light. Coved ceiling. Carpeted flooring. Door leading into:

##### En-Suite Shower Room

Fitted with a modern white three piece suite comprising of a shower cubicle, wash hand basin and W.C. Wall mounted chrome heated towel rail. Ceiling downlighters. Tiled walls and flooring.

## AT A GLANCE

Type:	Apartment
Status:	For Sale
Price:	£269,950
Area:	Central, Douglas, EAST

## INSIDE

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

## OUTSIDE

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

## WHO TO CONTACT



Richard Bell - 07624 490346

Cowley Groves Douglas

Landline: 01624 625888

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

### **Bedroom 2 (approx. 10'5 x 8'3)**

Built-in wardrobes with sliding mirrored doors. uPVC double glazed window. Centre ceiling light. Coved ceiling. Carpeted flooring.

### **Bathroom**

Fitted with a modern white three piece suite comprising of a panel bath tub, pedestal wash hand basin and W.C. Wall mounted chrome heated towel rail. Ceiling downlighters. Tiled walls and flooring.

### **Outside**

Secure allocated parking space located in the garage, accessed from the front of the property.

### **Services**

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

### **Tenure**

Leasehold. Remainder of a 999 year lease.

### **Management Company**

There is a management company in place with the current charge to be confirmed.

### **Tenancy Lease Details**

Tenant in situ until January 2021. Potential rental return in the region of £1,150PCM.

### **Rates**

£1,201.56 (incl. water rates) 2020.

### **Directions**

Travelling from the Sea Terminal, continue in the direction of Lord Street and turn left at the roundabout onto Parade Street and across the Swing Bridge. Turn left at the roundabout onto South Quay and continue for a short distance where Hillary Wharf Apartments can be found on the right hand side.

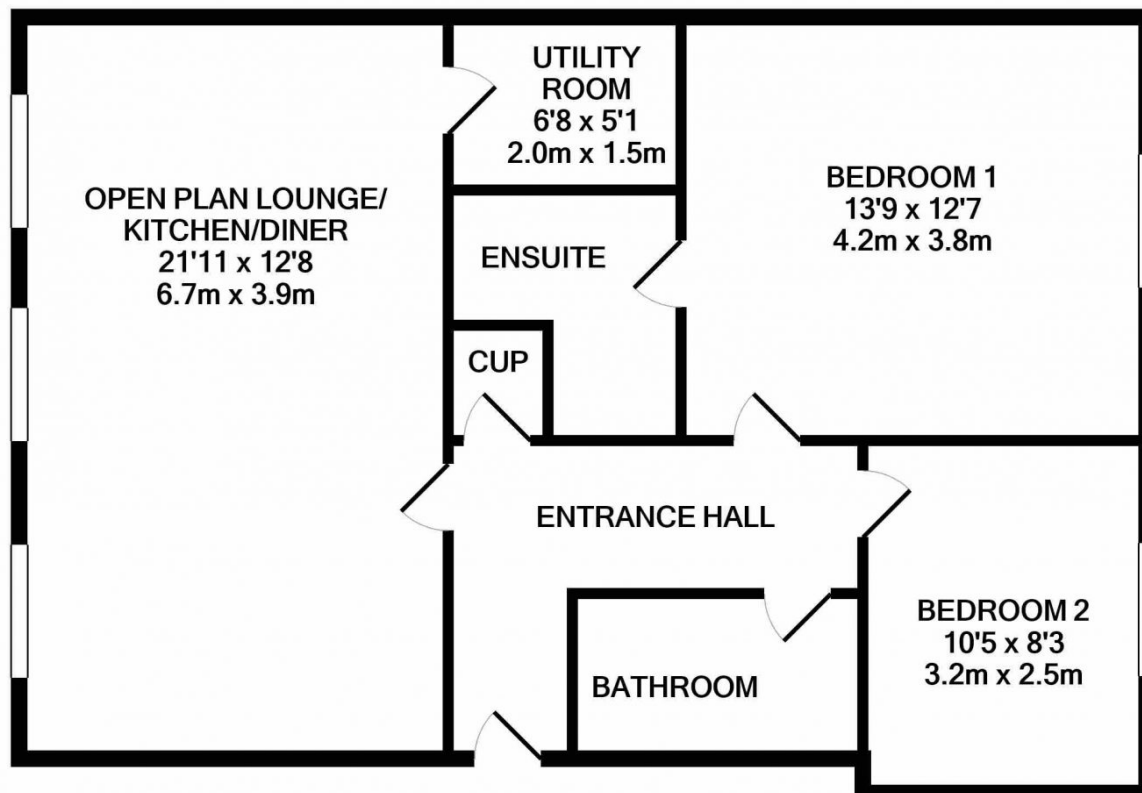
## GALLERY

APT. 5 HILLARY WHARF APARTMENTS, SOUTH QUAY, DOUGLAS, IM1 5BL



## FLOORPLANS

APT. 5 HILLARY WHARF APARTMENTS, SOUTH QUAY, DOUGLAS, IM1 5BL



TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.8 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 ©2020

## LOCATION

APT. 5 HILLARY WHARF APARTMENTS, SOUTH QUAY, DOUGLAS, IM1 5BL

