

## **APT. 6, 14 MONA DRIVE, DOUGLAS, IM2 4LF**

Competitively Priced Third Floor Apartment Located Within a Short Distance of Douglas Town Centre. Tenant in Situ Achieving £525PCM Until July 2021. Investment Purchase Only.

# For Sale - £95,000

### **PROPERTY SUMMARY**

Price:	£95,000
Type:	Apartment
Status:	For Sale
Area:	Central, Douglas, EAST
Bedrooms:	2
Reception Rooms:	1
Bathrooms:	1

## FULL DESCRIPTION

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*Investment purchase only.*

### Accommodation

#### Ground Floor

##### Communal Entrance Hallway

Attractive ornate tiled flooring. Architraves. Staircase access to upper floors.

#### Third Floor

##### Apartment 6

##### Private Entrance Hallway

uPVC double glazed window allowing plenty of natural light. Multiple power points.

##### Open Plan Lounge/Kitchen/Diner (approx. 18'3 x 11'8)

##### Lounge/Dining Area

Three timber sash windows providing plenty of natural light. Multiple power points. Television connection point.

##### Kitchen Area

Fitted with a generous range of white fronted base, wall and drawer units. Wood effect work surfaces incorporate a stainless steel single bowl sink with mixer tap and drainer. Appliances include: integrated Whirlpool oven/grill with four ring hob and extractor hood above. Tiled splashbacks. Plumbed for slot-in washing machine. Space for slot-in under counter fridge. Wood effect vinyl flooring. Multiple power points.

##### Bedroom 1 (approx. 12'7 x 11'3)

Double bedroom with two timber sash windows. Door to large storage cupboard housing Elson Zircon water tank and fuse box. Television connection point. Multiple power points.

##### Bedroom 2 (approx. 8'7 x 8'0)

Timber framed sash window. Television connection point. Multiple power points.

##### Family Bathroom (approx. 5'4 x 5'3)

Fitted with a three piece suite comprising of a panelled bath with shower attachment and screen, pedestal wash hand basin and W.C. Obscured

## AT A GLANCE

Type:	Apartment
Status:	For Sale
Price:	£95,000
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## INSIDE

Bedrooms:	2
Reception Rooms:	1
Bathrooms:	1
En-suite:	0
Windows:	Other
Heating:	Other
Furnished:	No

## OUTSIDE

Garage:	
Front Garden:	None
Rear Garden:	None
Acreage:	0
Outbuildings:	No

## WHO TO CONTACT



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window with extractor fan. Timber effect flooring. Tiled splashbacks.

### **Services**

All main services are connected. Electric central heating. Single glazed throughout.

### **Management Company**

There is an active management company in place with the current charge set at £60PCM.

### **Tenure**

Remainder of a 999 year lease.

### **Tenancy Details**

There is currently a tenant in situ achieving £525PCM on a 12 month lease until July 2021.

### **Rates**

£318.06 (incl. water rates) 2019.

### **Directions**

Travelling north along Douglas Promenade take the fifth turning on the left after the Broadway traffic lights into Mona Drive. Proceed to the top of Empress Drive where the property can be found on the opposite side of the junction on the right hand side, clearly identified by our For Sale board.

## GALLERY

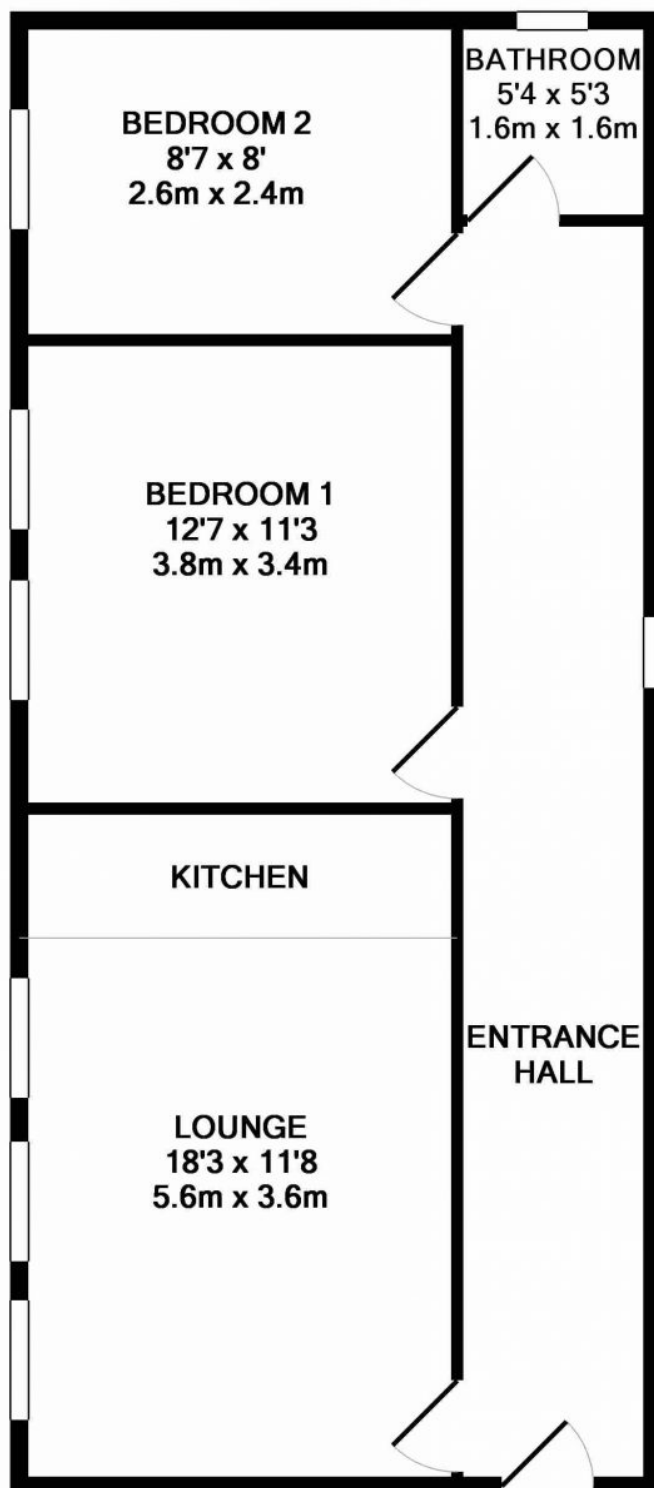
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## FLOORPLANS

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TOTAL APPROX. FLOOR AREA 671 SQ.FT. (62.3 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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