

APT. 33 SPECTRUM APARTMENTS, CENTRAL PROMENADE, DOUGLAS, IM2 4LL

Ground Floor Purpose Built Studio Apartment. Sun Terrace. Secure Underground Parking Space. Investment Property With Tenant in Situ Achieving £575PCM.

For Sale - £132,450

PROPERTY SUMMARY

Price:	£132,450
Type:	Apartment
Status:	For Sale
Area:	Central, Douglas, EAST
Bedrooms:	1
Reception Rooms:	1
Bathrooms:	1

FULL DESCRIPTION

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Accommodation

Ground Floor

Communal Entrance Hallway

Attractive wide staircase with glass panels. Lift and stairway access to all floors. Built-in secure post boxes. Telephone entry phone system.

Ground Floor (Courtyard Level)

Apartment 33

Private Entrance Hallway

Telephone entry phone system. Ceiling downlighters. Telephone point. Large storage cupboard housing the Megaflo hot water tank and washer/dryer.

Lounge (approx. 13'4 x 10'11)

Centre ceiling light. uPVC double glazed window and door providing access out onto the sun terrace with door into a communal courtyard area. Glass partition into:

Bedroom (approx. 10'3 x 8'6)

Centre ceiling light. Space for freestanding wardrobe.

Kitchen (approx. 6'8 x 5'2)

Fitted with a modern German kitchen fitted with a range of base, wall and drawer units. Work surfaces incorporate a stainless steel single bowl sink with mixer tap and drainer. Siemens electric oven/grill with four ring halogen hob and stainless steel extractor hood above. Built-in fridge/freezer. Under unit lighting. Stainless steel splashbacks. Ceiling downlighters.

Bathroom (approx. 6'6 x 5'5)

Fitted with a modern three piece suite comprising of a bath with shower attachment and screen, wash hand basin and W.C. Discrete storage unit providing plenty of shelved storage. Tiled flooring. Tiled splashbacks. Floor to ceiling length mirrored wall. Ceiling downlighters. Extractor fan.

Outside

Secure underground allocated parking space, number one hundred and sixty four.

Services

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

AT A GLANCE

Type:	Apartment
Status:	For Sale
Price:	£132,450
Area:	Central, Douglas, EAST

INSIDE

Bedrooms:	1
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



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Cowley Groves Douglas

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glazed throughout.

Management Fees

There is an active management company in place with the current charge set at £1,415.22 per annum.

Tenure

Leasehold. Remainder of a 999 year lease.

Tenancy Details

Tenant in situ, currently achieving £575PCM until November 2020.

Rates

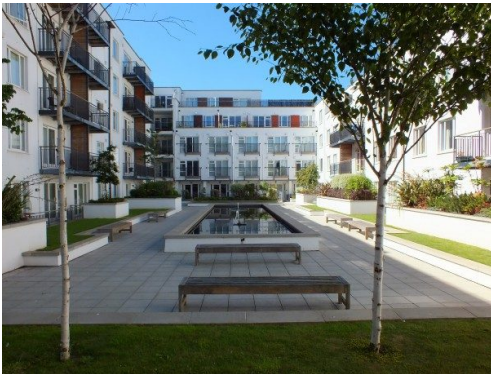
£706.80 (incl. water rates) 2019.

Directions

Travelling out of Douglas along the Promenade continue along through the traffic lights at the Villa Marina in the direction of Onchan. Continue past the Empress Hotel where Spectrum Apartments can be located a short distance along on the left hand side.

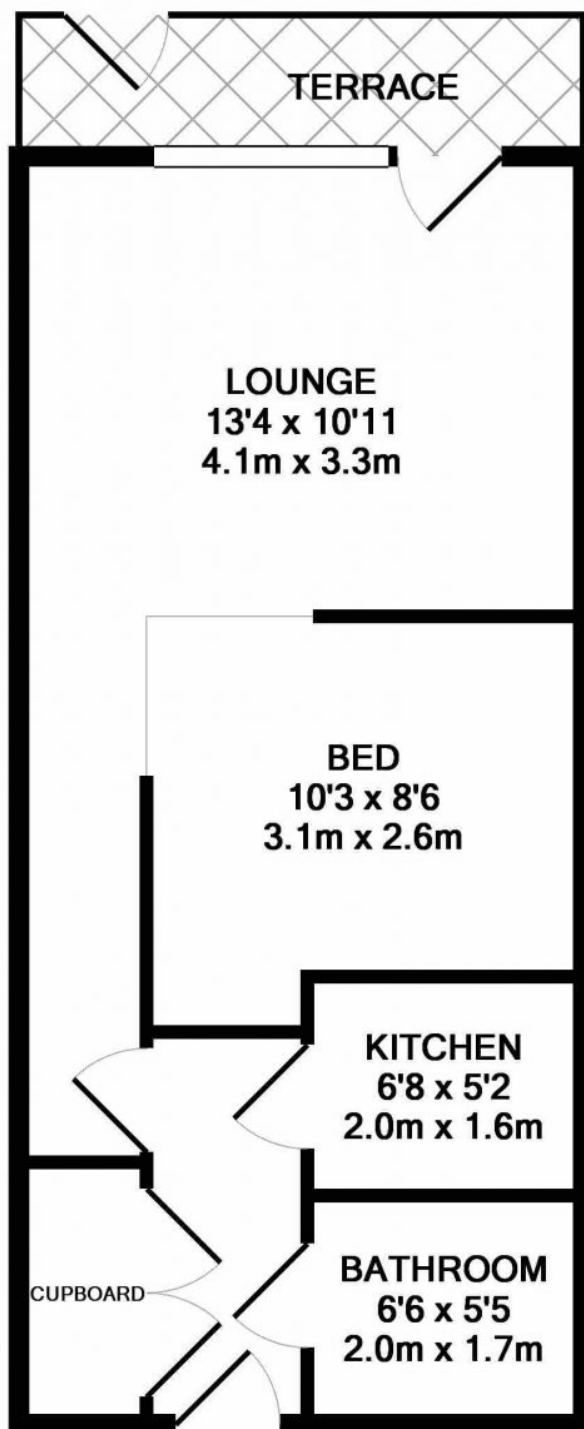
GALLERY

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FLOORPLANS

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TOTAL APPROX. FLOOR AREA 401 SQ.FT. (37.2 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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