



## Apt. 41 Spectrum Apartments, Central Promenade, Douglas, IM2 4LL

Purpose Built Ground Floor 1 Bed Apartment  
 Situated in a Prime Position For Douglas' Town  
 Centre, Promenade & Beach. Private Terrace.  
 Secure Underground Parking Space. Option to be  
 Sold With Tenant in Situ or Vacant Possession.

**£165,000**

### Property Overview

| Property Type | Apartment |
|---------------|-----------|
| Receptions    | 1         |
| Bedrooms      | 1         |
| Bathrooms     | 1         |

## Property Details

|               |                  |             |                                 |
|---------------|------------------|-------------|---------------------------------|
| Property Type | <b>Apartment</b> | Heating     | <b>Electric Central Heating</b> |
| Receptions    | <b>1</b>         |             |                                 |
| Bedrooms      | <b>1</b>         | Windows     | <b>uPVC Double Glazed</b>       |
| Bathrooms     | <b>1</b>         | Rear Garden | <b>Communal</b>                 |
|               |                  | Garage      | <b>Allocated Parking Space</b>  |

## Property Description

*Option to be sold with vacant possession or with the tenant in situ. If vacant possession is required, the tenant is to be given 2 months' notice.*

### Accommodation

#### Ground Floor (Level 2)

#### Communal Entrance Hallway

#### Apartment 41

##### Private Entrance Hallway (approx. 9'11 x 3'6)

Storage cupboard housing the Megaflo tank.

##### Open Plan Lounge/Kitchen/Diner (approx. 19'6 max x 11'3)

Set of uPVC double glazed sliding doors with a uPVC double glazed window to one side, opening out onto the private terrace area.

##### Private Terrace (approx. 18'7 x 4'9)

##### Bedroom (approx. 12'3 x 10'2)

uPVC double glazed window overlooking the terrace.

##### Bathroom (approx. 7'2 x 6'8)

Fitted with a modern three piece suite comprising of a panel bath tub with a shower attachment over and splash screen, wash hand basin and W.C. Floor to ceiling length mirror to one wall. Chrome heated towel rail. Discrete over sink storage cupboard with fitted glass shelving. Extractor fan. Ceiling downlighters. Tiled splashbacks. Tiled flooring.

### Outside

Secure underground allocated parking space for one vehicle, number 55. Well maintained central communal courtyard area.

### Tenure

Leasehold. Remainder of a 999 year lease.

### Management Company

There is an active management company in place with the current charge set at £1,645.00 for the financial year 1st January to 31st December 2025. Ground rent of £389.58 for the period 12th November 2024 to 11th November 2025.

**Tenancy Lease Details**

Option to be sold with vacant possession or with the tenant in situ. If vacant possession is required, the tenant is to be given 2 months' notice. Information in regards to the current rental income can be provided upon request.

**Services**

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

**Rates**

Isle of Man Government Treasury: £431.07

Douglas City Council: £457.52

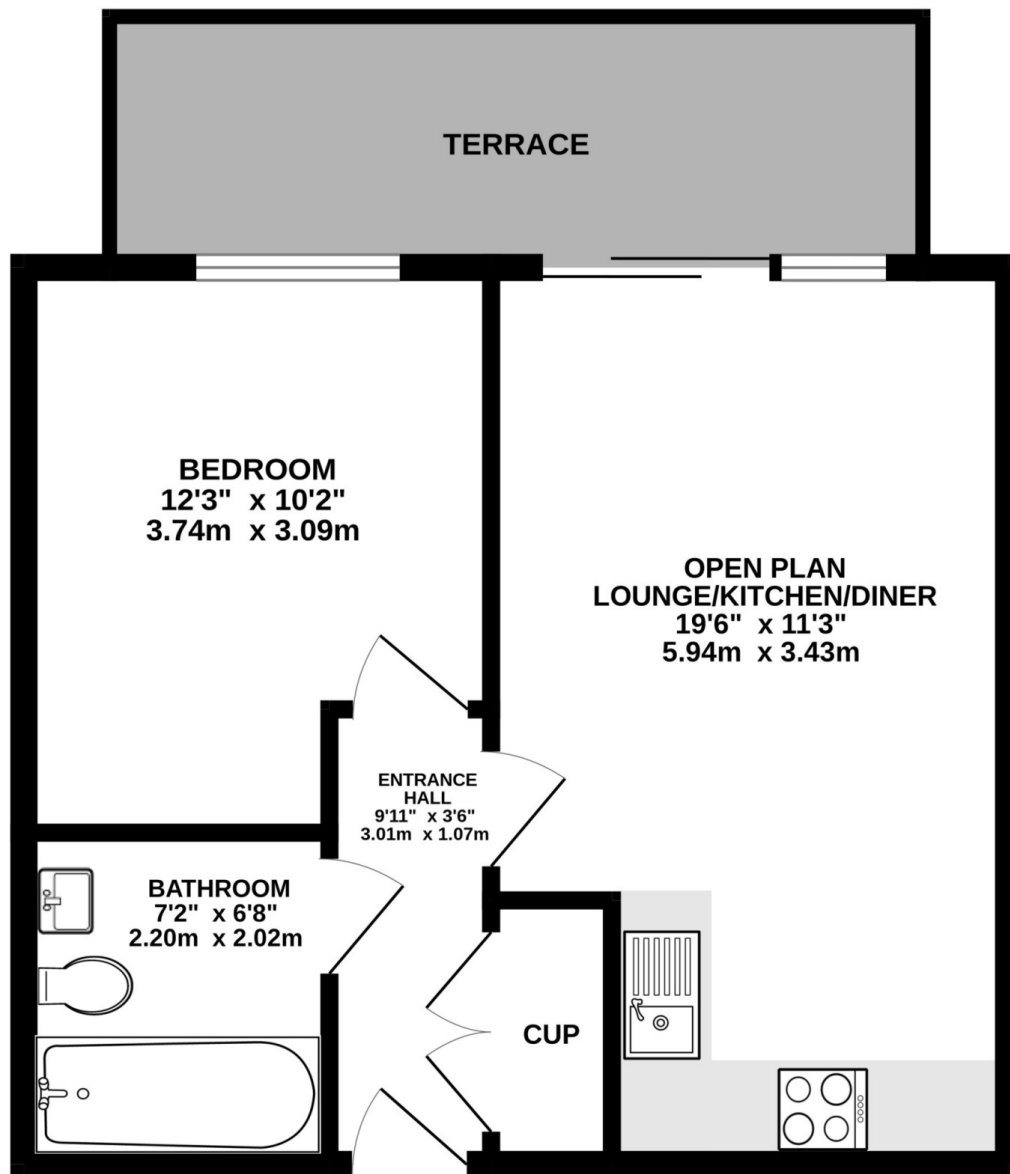
Total: £888.59 (2025/26).

**Directions**

Travelling north along Douglas Promenade in the direction of Onchan continue through the Broadway traffic lights. Continue on for approximately quarter of a mile where Spectrum Apartments can found on the left hand side just after the Empress Hotel.



**GROUND FLOOR**  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 417 sq.ft. (38.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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