

carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



APT 3, DELAMERE APTS CASTLE DRIVE DOUGLAS

£135,000

- Spacious & airy ground floor apartment
- Couple of minutes walk to Douglas town centre
- Offers lovely coastal views
- Ideal for investors/first time buyers.
- 19 ft Open plan lounge / kitchen area
- 2 Bedrooms with built in wardrobes
- Modern bathroom
- GFCH & Double Glazing
- Vacant possession and no onward chain
- Internal viewing highly recommended

Key Features

2	
1	
1	

Full Description

This delightful & airy ground floor apartment that's 50 yards from the Promenade / beachfront is ideal for first time buyers or for those looking for a buy to let investment. Offers deceptively spacious accommodation with a 19 ft open plan lounge & modern fitted kitchen (Integrated appliances) 2 double bedroom both with fitted wardrobes & bathroom. Within close proximity to local amenities & Douglas town centre. The apartment runs on gas central heating & is fully uPVC double glazed.

Full details & measurements are as follows -

Ground floor.

COMMUNAL PORCH

Private post boxes. Entry phone access.

COMMUNAL HALLWAY

Clean & tidy with tiled flooring. Attractive Oak & Glass staircase to upper floors.

APT 3 -

PRIVATE HALLWAY

Deep set built-in Utility cupboard (Plumbed for washing machine & houses gas boiler. Attractive light Oak laminate flooring.

Ceiling down lighting. Smoke alarm. Entry phone.

LARGE OPEN PLAN LOUNGE / KITCHEN (18 ft 10 - 12 ft)

Lounge area - Matching light Oak laminate flooring. Feature bay window area that provides plenty of natural light & picturesque sea views. Multiple ceiling down lighting. Wired for wall mounted flat screen TV. SAT/TV connection. Telephone point. Power sockets.

Kitchen - Lovely modern kitchen that's fitted with a good range of Oak fronted base, wall & soft closing drawer units.

Generous Granite effect work surfaces & breakfast bar incorporating a stainless steel sink unit with mixer tap & drainer. Tiled splash backs. Pelmet lighting. Appliances include - Electrolux 4-ring electric hob /oven with stainless steel filter hood above. Integrated fridge / freezer & dishwasher. Multiple power points.

BEDROOM 1 (13 ft 7 - 9 ft 2)

Bright & airy double room with ample space for stand alone furnishings. TV & Telephone connection. Multiple power points.

Deep set sliding mirror wardrobes.

BEDROOM 2 (13 ft - 9 ft 3)

Spacious double room with fitted sliding wardrobes. TV & Telephone connection. Power points.

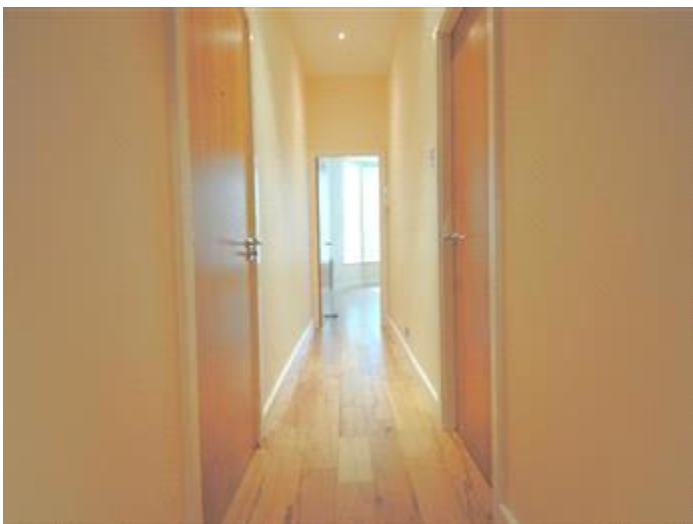
BATHROOM (6 ft 4 - 5 ft 7)

Fitted with a modern suite comprising deep bath unit with chrome shower attachment & screen, wall mounted basin unit & toilet. Chrome heated towel rail. Fully tiled walls & flooring. Ceiling down lighting. Fan.

OUTSIDE -

Communal rear yard. Emergency staircase.

Front of building offers coastal views.





Tenure	Leasehold
Floor Area	
Directions	Travelling along Douglas Promenade in the direction of Onchan, proceed through the Broadway traffic lights. Continue past the Empress Hotel take the next immediate left into Mona drive. Proceed up Mona Drive, bearing right & over the stop sign. At the fork bear right onto Castle Drive where Delamere Apartment block can be clearly identified on the right hand side.
Viewings	All viewings must be accompanied by a representative of Carter Moon Estate Agency. To book an appointment please contact us on 01624-626123 or email info@cartermoon.com
Services	All main services connected. Gas fired central heating / uPVC double glazed throughout.
Please note	Active management company in place that is at £100.00 per month.
Rateable value	For all up to date rates figures please contact the rates department on 685661
Inclusions	As seen.
Possession	Vacant with no onward chain. Leasehold 999 yrs. Vendor happy for quick exchange / completion.