

carter moon
property sales & lettings




55 Victoria Street
Douglas
Isle of Man
IM1-2LA



FLAT 2, 6 RICHMOND GROVE DOUGLAS £89,950

- Attention first time buyers/investors
- Recently refurbished 1st floor flat
- Situated in the heart of the islands capital (Douglas)
- Short walk to amenities such as primary school & bus routes
- Open plan modern kitchen / living room
- Snug / TV room
- Double Bedroom
- Bathroom
- Active management company (£85 pcm)
- Vacant possession and no onward chain
- Single occupancy only
- Inspection recommended

Key Features

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Full Description

This delightful flat is ideal for young buyers or investors, offers pleasant bright & airy accommodation throughout with an open plan sitting room & well fitted modern kitchen, 1 spacious bedrooms & clean & tidy bathroom. The building is well managed & in 2015 was painted externally, Also current vendor has had the flat re-carpeted & painted in 2018. As the listing agent I would strongly advise an internal inspection.

Full details & measurements are as follows -

Ground floor.

COMMUNAL PORCH (Original tiled flooring. Entry phone system)

HALLWAY -

Access to rear yard. Post boxes. Staircase to upper floor.

First floor.

Flat 2 -

PRIVATE HALLWAY.

Spacious with high ceilings. Smoke alarm. Entry phone system.

OPEN PLAN KITCHEN / SITTING ROOM (18ft 9 - 7ft 8)

Sitting area - TV/SAT connection. Telephone point. Large sash window that provides plenty of natural light. Opening to -

Kitchen - Attractive kitchen that's fitted with a good range of modern shaker style light oak base, wall & drawer units.

Generous granite effect worktops incorporating a stainless steel 1.5 sink unit with mixer tap & drainer. Slate effect flooring.

Multiple power points. Appliances include - 4 ring electric hob / oven with filter hood above. Samsung washing machine.

Space for fridge / freezer.

SNUG/TV ROOM (13ft 4 - 7ft 8)

Bright & airy room with multiple power points. TV / SAT connection.

BEDROOM 2 (13ft 2 - 5ft 5)

Good sized room with space for stand alone furnishings. Built-in storage cupboard (Houses mega-flow heat tank) Power points.

BATHROOM (8ft 4 - 6ft)

Fitted with a 3 - piece suite comprising bath unit with shower attachment over, pedestal wash hand basin & toilet. Chrome heated towel rail. Tiling round bath & sink. Fan. Large glazed window for natural light.

Tenure: Leasehold (999 years)

Service Charge: £85 per month



Tenure	Leasehold
Floor Area	
Directions	Heading out of Douglas town centre, up Prospect Hill, passing the Government buildings on your right and onto Bucks Road. Proceed to the traffic lights at Rosemount where you turn right onto Windsor Road. Take the 2nd turning right into Richmond Grove where number 6 can be clearly identified by our For Sale board 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	Efficient electric heating.
Rateable value	For all recent rates figures please contact the rates department on 696347 / 685347 (Water rates)
Possession	Leasehold 999yrs remaining.
Inclusions	All floor coverings, blinds, light fittings & washing machine.
Please note	<ul style="list-style-type: none"> * Building externally painted in 2015. * New communal carpeting. * Flat had been repainted & carpeted (2018) * Active management company in place.

