



carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



APT 37, PICCADILLY COURT £185,000

- Attractive purpose built top floor apartment.
- Enjoying uninterrupted sea/coastal views
- Perfect for first time buyers / investors
- 2 Good sized double bedrooms
- Spacious lounge/ Diner with feature Bay window
- Modern fitted kitchen with appliances
- Modern shower room with executive double shower
- Private parking
- Gas central heating/UPVC double glazing
- Inspection highly recommended

Key Features

2	
1	
1	

Full Description

Competitively priced top floor apartment that enjoys stunning, uninterrupted sea and coastal views. Situated on the 5th floor at the impressive Piccadilly Court complex, the apartment offers a spacious lounge/ Diner, fitted Kitchen, 2 bedrooms plus a luxury bathroom and private off-road parking. The apartment is an ideal purchase for either first and second time buyers but also is an excellent investment opportunity for rental purposes. There is an active Management company in place. The property comprises:

COMMUNAL ENTRANCE/ HALLWAY: Situated at the front of the building, communal hallway to lift and stairs, post boxes are situated to the rear of the building.

5th Floor number 37 entrance door

HALLWAY: Intercom entrance phone, Downlighters, storage loft access hatch, multiple power points, wood effect panel flooring, door to:

BATHROOM: Featuring inset downlighters, an impressive modern double executive power shower and cubicle, white pedestal wash hand basin and W.C. to complement. Decorative resin panelled walls, chrome towel radiator, mirror wall mounted cabinet and glass shelf, Vinyl tile effect flooring.

STORAGE CUPBOARD: Timber storage shelving.

BEDROOM 2: 13'9" x 9'6" Double bedroom with cove ceiling, built in double wardrobe with timber sliding doors, Upvc double glazed window to rear aspect, TV & telephone connections, door to spacious storage cupboard with fire exit door to the rear of the cupboard.

BEDROOM 1: 17'11" x 8'11" generously sized double bedroom that offers with cove ceiling, Upvc double glazed window to rear aspect, TV and telephone points and multi power points.

LOUNGE/DINER: 17'10"x12'7" (Into Bay window) A spacious lounge/ Diner with Inset downlighters, decorative plate rail, open square arch through to fitted Kitchen. The Lounge also offers stunning sea and coastal views from the triple aspect Lounge bay window overlooking the sea front and Douglas promenade. Decorative radiator cover, T.V. Sat and telephone points, wood effect vinyl tiled flooring

KITCHEN: 9'6" x 9'4" Inset downlighters, smoke detector. The kitchen also boasts an excellent range of maple finish base and wall storage units with complementary laminate work surfaces incorporating appliances including a built in electric hob and fan assisted oven

OUTSIDE: Private allocated parking space.





Tenure	Leasehold
Floor Area	
Directions	Travelling out of Douglas along the Promenade, heading northwards, proceed through the traffic lights at Broadway and continue past the Palace Hotel where this attractive apartment complex can be clearly located along Queens Promenade on the left hand side.
Viewings	All viewings are accompanied by a representative of Carter Moon Agency. To make an appointment please call us on 01624-626123 or email info@cartermoon.com
Services	All main services connected. Gas Central Heating / uPVC Double Glazed Throughout. Management fees are charged at £190 per month.
Rateable value	For all recent rates figures please contact the rates department on 01624 / 696347 or 685661
Rates payable	For all recent rates figures please contact the rates department on 01624 / 696347 or 685661
Please note	There is an active Management company agent in place which has consistently managed and maintained the building since 2010 which includes maintenance and update of communal areas and continuing exterior refurbishment and painting. Management fees are charged at £190 per month. The apartment is Leasehold with the majority of a 999 year lease remaining.
Inclusions	Light fittings, Floor coverings, Blinds and white goods.
Possession	Vacant upon completion.