

**carter moon**  
property sales & lettings

55 Victoria Street  
Douglas  
Isle of Man  
IM1-2LA



# FLAT 8 , MARLBOROUGH COURT APARTMENTS, CASTLE TERRACE, CENTRAL PROMENADE, DOUGLAS, ISLE OF MAN

**£99,950**

- Attention first time buyers/investors
- Spacious & competitively priced 3rd floor flat
- Offering delightful promenade & coastal views
- Situated on Douglas Promenade within walking distance to all amenities
- Vacant possession and no onward chain
- 16ft Bright & airy sitting room
- Modern well fitted contemporary kitchen / breakfast bar

## Key Features

- 1
- 1
- 1

## Full Description

Carter Moon are delighted to introduce to the market this competitively priced 3rd floor spacious & airy flat that offers picturesque coastal views. The accommodation comprises of a good sized lounge/sitting room, separate modern well fitted kitchen, double bedroom and bathroom. Located along the promenade and a short walk to the centre of the islands capital. The flat runs on gas central heating and is fully double glazed. As the listing agent I was very surprised at how spacious it was and felt it is just ideal for young buyers or as a buy to let investment.

Full details & measurements are as follows:-

Ground Floor

### COMMUNAL PORCH & HALLWAY

Entry phone system. Private post boxes. Staircase to upper floors.

2nd Floor Flat 8

### PRIVATE ENTRANCE HALLWAY

Smoke alarm. Fitted double radiator. Power point. Door through to

### LOUNGE/SITTING ROOM (16ft 8 - 10ft 2)

Twin u PVC double glazed windows that provide plenty of natural light and pleasant beach and coastal views. Coved ceiling. TV & Satellite connection. Multiple power points. Door through to

### KITCHEN (9ft 2 - 8ft 0)

Attractive kitchen that is fitted with a good range of cream high gloss fronted base wall and soft closing drawer units. Generous work surfaces incorporating a stainless steel 1.5 sink unit mixer tap and drainer. Tiled splashbacks. Ceramic tiled flooring. Appliances include four ring electric cooker/oven with stainless steel filter above. Washing machine. Fridge/freezer. Wall mounted gas boiler. Delightful sea views.

### BEDROOM (14ft 3 - 9ft 9)

Good sized bright and airy double room with ample space for stand alone furnishings. Coved ceiling. Wall mounted TV. Multiple power points.

### SHOWER ROOM (7ft 3 - 6ft 4)

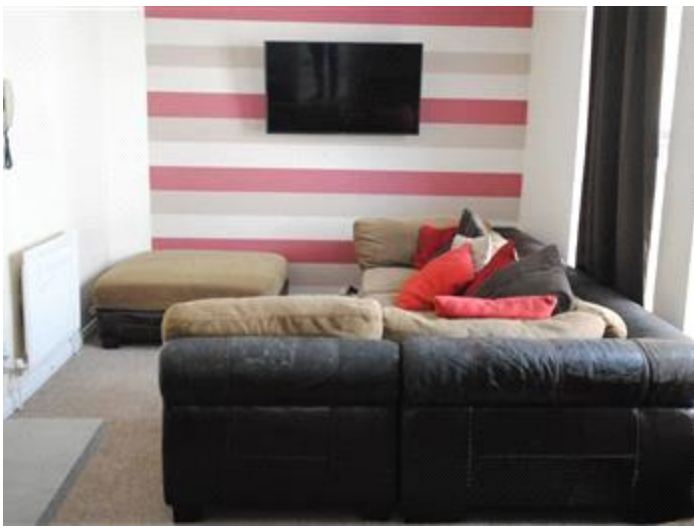
Fitted with a three piece suite comprising a fully tiled shower cubicle with chrome shower attachment, pedestal wash hand basin and toilet. Chrome heated towel rail. Downlighting. Wall mounted mirror. Glazed window for natural light.

### OUTSIDE

Front communal lawned areas with mature shrub/plant boundaries. Uninterrupted sea & promenade views.

Tenure: Leasehold (999 years)

Service Charge: £100 per month



<b>Tenure</b>	Leasehold
<b>Floor Area</b>	
<b>Directions</b>	Heading northwards along Douglas Promenade in the direction of Onchan, proceed through the intersection at Broadway for a further 300 yards where Marlborough Court Building is just past the Empress Hotel on the left hand side.
<b>Viewings</b>	All viewings must be attended by a representative of Carter Moon Estate Agency. To book an appointment please contact us on ( 01624 ) 626123 or alternately email - info@cartermoon.com
<b>Services</b>	All main services connected. Gas fired central heating / uPVC double glazing throughout. ( Boiler serviced annually )
<b>Possession</b>	Leasehold ( 999yrs remaining ) Active management company in place which is set at £100 per pcm
<b>Rateable value</b>	£100.00
<b>Rates payable</b>	£ 450.70 per annum
<b>Inclusions</b>	As seen.
<b>Please note</b>	* New uPVC windows installed.