

carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA






APT 3, CLAYMORE APARTMENTS

£115,000

- Attractive first floor flat
- Fully furnished
- For the interest of all 1st time buyers / investors
- Spacious bright & airy lounge
- Good size double bedroom
- Modern fitted kitchen
- Bathroom with Shower Facility
- Active management company
- GFCH & Double Glazing
- An Excellent Investment Opportunity
- Situated in the heart of Douglas close to all amenities

Key Features

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Full Description

This delightful furnished apartment offers excellent bright and airy space and is tastefully appointed throughout. There is good sized lounge/TV room, well fitted kitchen and lovely double bedroom. Good storage facilities. The block also has an active management company providing very tidy communal areas. Located in a very convenient position just a short walk to all local amenities and Douglas town centre. Property runs on gas central heating (New Boiler) and is fully uPVC double glazed.

Internal inspection highly advised especially for all the first time buyers out there!!

Detailed accommodation comprises-

Ground floor.

COMMUNAL ENTRANCE AND HALLWAY.

Very clean and tidy areas. Entry phone system. Staircase to upper floors.

First floor.

Apartment 3

ENTRANCE HALLWAY

Entry phone. Smoke alarm. Bright and airy with natural light. Deep set built-in utilities cupboard. Attractive staircase to upper bedroom floor.

LOUNGE/TV ROOM (13 ft 6 - 10 ft 7)

TV/SAT/TEL points. Decorative radiator cover. Multiple power points. Twin uPVC windows that provide plenty of natural light.

Door to-

KITCHEN (8 ft 2 - 8 ft)

Delightful modern kitchen that's fitted with a good range of light oak base, wall and drawer units. Built-in wine holders.

Generous work tops incorporating a stainless steel sink unit with mixer tap and drainer. Tiled splash backs. Attractive flooring. Appliances include fridge/freezer, washer/dryer and 4-ring gas hob with oven/grill. Filter hood above. Wall mounted gas combi boiler. Power points. Natural light.

BEDROOM (14 ft 7 - 10 ft 2)

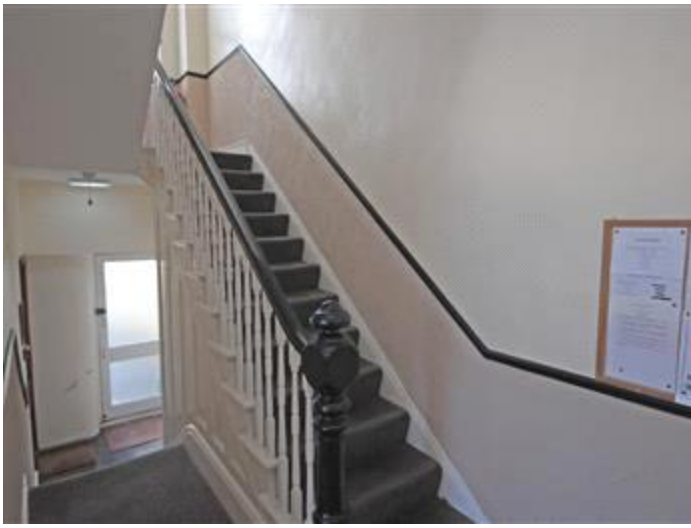
Lovely staircase leading to duplex 'feel' bedroom from main hallway. Bright and airy room with ample space for stand alone furnishings. Power points. High ceiling, Upvc d/g window.

BATHROOM (8 ft 2 - 5 ft)

Fitted with a modern 3-piece suite comprising bath unit with chrome shower attachment and screen, pedestal wash hand basin and toilet. Fitted radiator. Attractive half tiled walls. Wall mounted mirror and cabinet. Plenty of natural light.

Tenure: Leasehold (999 years)





Tenure	Leasehold
Floor Area	
Directions	Heading out of Douglas along the Promenade towards Onchan, bear left at Broadway and through the traffic lights. Proceed up toward St Ninians intersection where Stanley View is situated on the corner with Hutchinson Square. Claymore Apartments 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. Contact us to make an appointment on 01624-626123 or email info@cartermoon.com
Services	All main services connected. Gas central heating / uPVC double glazed throughout.
Rates payable	For recent rates figures please contact the rates department on 01624 685661
Inclusions	All furniture, White goods, Blinds, Curtains, Light fittings and floor coverings.
Possession	Leasehold with original 999yrs lease. Active management company in place. Fees currently set at £70.00 per month