

carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA






ROYAL COURT, ONCHAN, ISLE OF MAN

£185,000

- Fabulous well appointed first floor purpose built Apartment.
- Situated a stones throw from Onchan village & amenities
- Spacious & airy lounge / sitting room
- Modern well fitted Kitchen
- 2 Bright & airy double bedrooms
- Bathroom
- Recent loft / attic conversion
- Generous storage facilities
- Allocated Parking Space
- GFCH & Hardwood double glazing

Key Features

2	
1	
1	

Full Description

This well presented purpose built first floor apartment that offers deceptively spacious accommodation throughout briefly comprises of a good sized lounge / dining area, modern open plan kitchen, 2 double bedrooms & bathroom. The apartment runs on gas fired central heating & is fully hardwood double glazed. Ideally positioned close to Onchan village & other amenities such as Play parks & bus routes. Generous parking areas & well maintained communal gardens. Viewing highly advised.

Full details & measurements are as follows -
Convenient level pathway. Glazed door leading to

COMMUNAL ENTRANCE/VESTIBULE

Security entry phone. Private post boxes. Door leading to

COMMUNAL HALLWAY

Staircase to upper floor

FIRST FLOOR - APARTMENT 19

Coved ceiling. Access to loft/attic room via wooden down ladder. Deep set built in storage/utility cupboard. Additional built in storage cupboard with clothes rail and shelving. Entry phone system.

SPACIOUS LOUNGE/DINING AREA (19ft 10 - 10ft 2)

Dual aspect windows that provide plenty of natural light. Coved ceiling. Wall mounted lights. TV and satellite connection. Telephone point. Dimmer switches. Opening to

MODERN KITCHEN (9ft 3 - 6ft 6)

Attractive kitchen that is fitted with a good range of high gloss white fronted base, wall and drawer units. Generous work surfaces incorporating single bowl sink with mixer tap and drainer. Tiled splashbacks. Attractive wood effect flooring. Appliances include a new Bosch four ring electric cooker/oven with filter hood above. Bosch washer/dryer. Space for fridge/freezer. Multiple power points. Coved ceiling. Downlighting and alarm.

BEDROOM 1 (10ft - 9ft 6)

Delightful bright and airy bedroom with ample space for stand alone furnishings. Coved ceiling. Multiple power sockets.

BEDROOM 2 (9ft 9 - 9ft 8)

Fitted clothes shelving to one wall. Built in cupboard which houses gas fired central heating boiler (recently serviced). Coved ceiling. Power sockets. Picturesque distant coastal views.

BATHROOM (7ft 4 - 6ft 4)

Fitted with a modern suite comprising deep bath unit with chrome shower attachments and screen, vanity sink unit and low flush toilet. Attractive tiled walls and flooring. Chrome heating towel rail. Fan.

OUTSIDE

Allocated parking space. Well maintained and tidy communal lawned gardens.

Tenure: Leasehold (999 years)
Service Charge: £1,600 per year





Tenure	Leasehold
Floor Area	
Directions	Heading into Onchan village along Governors Road (A2) proceed straight over the roundabout by Corkhills Garage towards the traffic lights at the Manx Arms Pub. Continue straight on & take the next right onto Royal Avenue. Proceed down Royal Avenue for a short distance where Royal Court Apartments can be easily identified on the left 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 alternatively email info@cartermoon.com
Services	All main services connected. Gas fired central heating / Hardwood double glazing. (Boiler maintained yearly)
Possession	Leasehold. (999 years remaining) Active management company in place which fees are approximately £1,600 per annum.
Rateable value	For all recent rates figures please contact the rates department on (01624) 696347 / 685347
Inclusions	Washing machine / dryer, light fittings & floor coverings.