

**carter moon**  
property sales & lettings

55 Victoria Street  
Douglas  
Isle of Man  
IM1-2LA






## FLAT 2, LYNDLEY COURT DOUGLAS

### £125,000

- Delightful & full of character top floor flat
- Perfect for first time buyers !
- Immaculate condition throughout
- Situated in the heart of the islands capital ( Douglas )
- Spacious, bright & airy split level sitting & dining area
- Modern well fitted kitchen with appliances included
- Large double bedroom with En-suite shower room
- Lovely rear aspect views
- Vacant possession and no onward chain
- Inspection highly recommended

#### Key Features

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- 2 

## Full Description

Carter Moon are very excited to market this tastefully presented top floor affordable flat that's ideal for first time buyers. The property consists of bright & airy open plan living, spacious sitting & breakfast area ( Split level ) modern well fitted kitchen, good sized double bedroom with En-suite shower room. Delightful roof top & hillside views. Property runs on gas fired central heating & is fully uPVC double glazed. Situated in the centre of the city within walking distance to all local amenities. As the listing agent I would strongly advise an internal inspection.

Full details & measurements are as follows -

Top floor

FLAT 2.

Communal hallway with private post boxes & entry phone system. Staircase to upper floors.

4 Floor.

FLAT 2

PRIVATE ENTRANCE HALLWAY ( 8ft 2 - 6ft 2 )

Smoke alarm. Telephone connection. Entry phone. Attractive wood effect flooring. Loft hatch to board area with windows.

OPEN PLAN SITTING ROOM, KITCHEN & DINING AREA

Sitting area ( 9ft 9 - 8ft 4 )

Delightful bright & airy area with matching wood effect flooring. Telephone connection. Multiple power points. Chrome dimmer switch. Step up to

Kitchen & dining area ( 19ft 2 - 13ft 8 )

Attractive kitchen that's fitted with a good range of base & drawer units. Solid wooden worktops & breakfast bar incorporating a stainless steel sink unit with mixer tap & drainer. Appliances include - Siemens 4 ring gas cooker with stainless steel filter hood above. New fridge / freezer & Samsung washing machine. Integrated microwave. Wall mounted gas boiler. Matching wood effect flooring. Multiple power sockets & attractive ceiling lights.

Dining area - Large dormer window that provides plenty of natural light & superb roof line, hillside & distant sea views.

Matching wood effect flooring. Built-in storage cupboards. Power point & ceiling lights.

BEDROOM ( 14ft 2 - 12ft 3 )

Lovely airy room with ample space for stand alone furnishings. Dormer window with pleasant roof top views ( South facing )

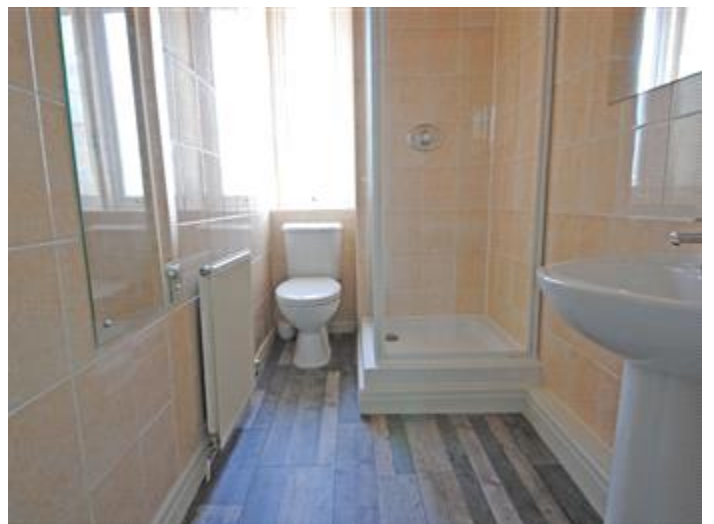
Telephone connection. Power points.

EN-SUITE SHOWER ROOM ( 9ft 4 - 4ft 8 )

Fitted with a modern suite comprising fully tiled shower cubicle with chrome attachments, pedestal wash hand basin & toilet. Tiled walls with full length mirror. Attractive matching wood effect flooring. Radiator. Plenty of natural light.

Tenure: Leasehold

Service Charge: £85 per month



<b>Tenure</b>	Leasehold
<b>Floor Area</b>	
<b>Directions</b>	Heading out of Douglas city, up Prospect Hill & onto Bucks Road, before reaching the Rosemount traffic lights bear left into Kensington Road by the Methodists Church. Proceed on for a short distance and take the next right into Kensington Avenue & next right onto Rosemount. Carry on for a short distance where Lyndley Court can be clearly identified by our For Sale board on the right hand side.
<b>Viewings</b>	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 <a href="mailto:info@cartermoon.com">info@cartermoon.com</a>
<b>Services</b>	All main services connected. Gas fired central heating / uPVC double glazed throughout. ( Boiler maintained annually )
<b>Possession</b>	Leasehold ( 999 yrs ) Active management company in place. Management fee set at £85.00 per month. Vacant with no onward chain.
<b>Rates payable</b>	For all recent rates figures please contact the rates department on ( 01624 ) 696347 / 685347
<b>Inclusions</b>	All floor coverings & light fittings.
<b>Please note</b>	Management company have set plans to redecorate building communal areas.. New appliances included in the sale, Fridge/freezer & washing machine.

