

carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



FLAT 1, 16 DERBY SQUARE

£199,950

- Delightful spacious duplex flat (Ideal for first time buyers)
- Located in a sort after leafy residential area on the outskirts of the islands capital
- All local amenities are a short walk away
- Pleasant outlook over garden square
- Lovely sitting room (With bay window)
- Modern well fitted dining kitchen
- 2 Good sized bedrooms (Bay window)
- Luxury bathroom & separate guest toilet
- Excellent storage facilities
- Active management company
- Internal inspection highly advised

Key Features

2	
1	
2	

Full Description

Carter Moon are delighted to have the opportunity to market this fabulous well presented duplex flat the offers deceptively spacious accommodation throughout with a bright & airy sitting / TV room (With bay window) large well fitted dining kitchen, 2 good sized bedrooms (Bedroom 1 with bay window) modern bathroom & separate guest toilet. The flat has excellent storage facilities as well as a big communal storage room. Ample rear parking (Private) and pleasant outlook overlooking garden square. Conveniently located just on the outskirts of the islands capital. Great purchase for first time buyers !!

Full details & measurements are as follows -

Ground floor.

Communal entrance porch with intercom system & private post boxes. Communal hallway with staircase to upper and lower floors.

FLAT 1

Private entrance hallway. Fabulous high ceilings with attractive light fittings. Smoke alarm. Entry phone system. Built in cloak cupboard. Multiple power points.

GUEST TOILET

Fitted wall shelving. Attractive wood effect laminate flooring. Radiator. Toilet.

LOUNGE (13ft 8 - 11ft 10)

Nice bright and airy room with feature bay window overlooking Derby Square. Coved ceiling. New skirting . TV/Satellite connection. Multiple power points. Chrome switches.

OPEN PLAN DINING/KITCHEN (19ft 5 - 14ft 11)

Fabulous open plan space with a modern well fitted kitchen that comprises of white high gloss base wall and drawer units. Generous granite effect work surfaces/breakfast bar incorporating a new ceramic single bowl sink with chrome mixer tap and drainer. Attractive wood laminate flooring. New tiled splash backs. Multiple power sockets. Coved ceiling. Appliances include touch control four ring induction ceramic cooker/oven with filter facilities above. Space for fridge/freezer. Dishwasher.

LOWER GROUND FLOOR

HALLWAY

Deep set under stairs storage.

ADDITIONAL WALK IN STORAGE ROOM (10ft 6 - 6ft)

BEDROOM 1 (13ft 2 - 10ft 10)

Deep set built in wardrobes with shelving and hanging cloaks rail. Ample space for stand alone furnishings. Multiple power sockets. Chrome switches.

BEDROOM 2 (10ft - 7ft)

Currently used as a dressing room. Multiple power points. Plenty of natural light.

BATHROOM (10ft 2 - 6ft 10)

Fitted with a full suite comprising. Fully tiled walk in shower cubicle with chrome shower attachment, bath unit, pedestal wash hand basin and low flush toilet. Attractive fully tiled walls and flooring. Heated towel rail. Wall mounted mirror cabinet. Loft door which leads to -

COMMUNAL STORAGE ROOM (15ft 4 - 7ft 6)

Quarry tiled flooring. Fitted shelving. Door to rear parking.

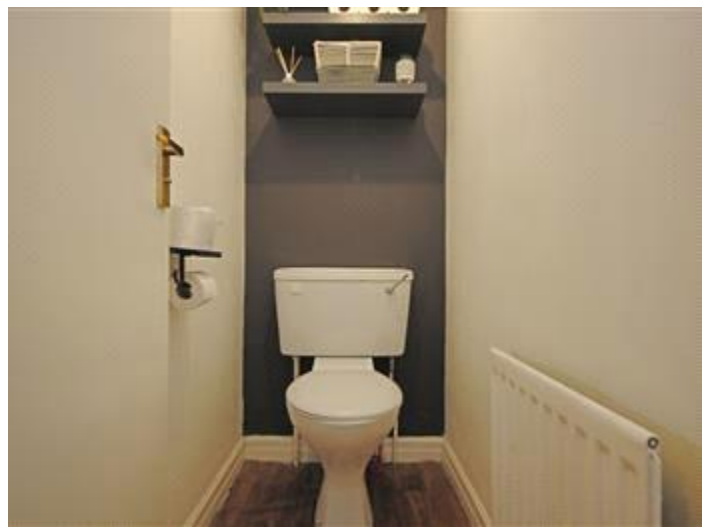
OUTSIDE

To the rear there is a concrete drive for communal parking for 8 cars.

To the front there is a generous flag stone forecourt garden with decorative wrought iron boundaries.

Tenure: Leasehold (999 years)

Service Charge: £1,000 per year





Tenure	Leasehold
Floor Area	
Directions	Travelling North along Douglas Promenade, turn left at the Randel's roundabout onto Broadway. Take the next turning left onto Derby Road & the first left again into Derby Square. Proceed straight ahead where number 16 can be clearly identified by our For Sale board 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 / predominantly uPVC double glazed.
Rates payable	For all recent rates figures please contact the rates department on (01624) 685661 / 696397
Possession	Leasehold. (900yrs remaining) Active management company in place. (Currently set at £1000.00 per annum)
Inclusions	All floor covering, Blinds, curtains & dishwasher.
Please note	Improvements done by current vendor. <ul style="list-style-type: none">* New coving & skirting boards on the ground floor.* New kitchen tiles.* New Venetian blinds in bay windows.* New Light fittings.* Boiler serviced in 2022.