

carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA






FLAT 1, ALBERT TERRACE DOUGLAS

£249,950

- Fabulous & very spacious purpose built ground floor flat
- Situated in the heart of the islands capital
- All local amenities are a short walk away
- 17ft Lounge / living room (Inset multi-fuel stove)
- Modern well fitted kitchen with appliances included
- 2 Double bedrooms (En- Suite Shower)
- Bathroom
- 17ft Lower level basement & storage room
- Delightful private patio garden
- Allocated Parking Space
- Gas fired central heating (New boiler)
- Internal inspection highly recommended

Key Features

- 2 
- 2 
- 2 

Full Description

Carter Moon are delighted to have the opportunity to market this unique purpose built ground floor flat with it's own lovely little garden (Patio area) and allocated parking space. The flat offers excellent accommodation throughout with a grand 17ft lounge / living room, modern well fitted breakfast kitchen, 2 large bedrooms (En-suite shower room) family bathroom & additional lower level basement (18ft) that's ideal for storage or office space. All located in the heart of the islands capital within walking distance to all local amenities such shops, restaurants / pubs, schools & bus routes. Picturesque Derby Square is only a stones throw away. The property is vacant and quick exchange / completion is possible. As the listing agent I would strongly recommend an internal visit.

Full details & measurements are as follows -

Attractive slate tiled steps leading to front entrance with Intercom system.

COMMUNAL ENTRANCE HALLWAY

Private postboxes. Staircase and timer switch to upper floor.

FLAT 1

Private entrance hallway. Ornate architraves. Smoke alarm. Built in storage cupboard. Door and stair case to lower level basement.

FORMAL LOUNGE/LIVING AREA (16ft 10 - 14ft 6)

Impressive high room with feature central fireplace (inset wood burning stove) Dual aspect windows which provide plenty of natural light. TV and satellite connection. Telephone point. Multiple power sockets.

BREAKFAST KITCHEN (13ft 9 - 13ft 6)

Attractive kitchen that is fitted with a good range of light oak shaker style base wall and drawer units. Generous granite effect worktops incorporating a stainless steel single bowl sink with mixer tap and drainer. Tiled splash backs. Light oak laminate flooring. Multiple power sockets. Appliances include new four ring gas cooker and oven with stainless steel filter hood above. Integrated fridge freezer and dishwasher. Hotpoint washing machine. New wall mounted gas fired central heating boiler.

BEDROOM 1 (16ft 9 - 13ft 4)

Good sized room with ample space for stand alone furnishings. Pleasant front aspects overlooking front garden. Multiple power sockets.

EN SUITE SHOWER ROOM (10ft 2 - 6ft 9)

Fitted with a luxurious three piece suite comprising a spa shower cubicle with chrome shower attachments, vanity sink unit with walnut finished cupboards and low flush toilet. Chrome heated towel rail. Recess down lighting. Wall mounted mirror with twin wall lights. Plenty of natural light.

BEDROOM 2 (12ft 8 - 6ft 6)

Good sized room with high ceilings and bay window. Multiple power sockets.

BATHROOM (10ft - 5ft 6)

Fitted with a three piece suite comprising panel bath with shower attachments and screen, pedestal wash hand basin and low flush toilet. Attractive tiled walls and flooring. Wall mounted mirror with glass shelving. Towel rail. Natural light.

LOWER LEVEL BASEMENT (17ft - 12ft 6)

Used for storage facilities.

Ceramic tiled flooring. Power and lighting. Opening to

ADDITIONAL STORAGE SPACE (9ft 6 - 4ft 6)

Matching ceramic tiled flooring. (Very useful area for those wishing to make an office from home)

OUTSIDE

To the front of the property there is a delightful low maintenance patio and gravel garden. Raised flower borders which contain an abundance of plants trees and shrubs. (owned by Flat 1)

To the side of the property there is an allocated parking space. Concealed area for bins.

Tenure: Leasehold (900 years)

Service Charge: £100 per month





Tenure	Leasehold
Floor Area	
Directions	Heading out of Douglas Town Centre up Prospect Hill & onto Bucks Road. Proceed past the terraced shops & through the traffic lights by Rosemount where you take the next right into Windsor Road. Continue towards the the end of Windsor Road where Albert Terrace can be clearly identified by our For Sale board at the corner of Albion Terrace (3rd turning left)
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 (Newly installed boiler 2022)
Rates payable	For all recent rates figures please contact the rates department on (01624) 685661 / 696397
Possession	Leasehold (999yrs remaining) Active management company in place. Vacant property with no onward chain.
Inclusions	All floor coverings, blinds & light fittings. All kitchen appliances included.
Please note	<ul style="list-style-type: none">* New energy efficient condenser gas boiler* New oven / hob* New carpets (2022)