

carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA






APT 31, MILLENNIUM COURT QUEENS PROMENADE DOUGLAS

£264,950

- Fabulous well presented 1st floor purpose built Apartment
- Competitively priced
- Beautiful coastal & promenade views from private balcony
- 18ft Lounge / dining area
- Well fitted modern Kitchen
- 2 Large double bedrooms (1 En-suite shower)
- Modern bathroom
- Secure underground double parking space
- Vacant with no onward chain
- Gas central heating / Upvc double glazed throughout

Key Features

- 2 
- 2 
- 1 

Full Description

This tastefully appointed property with delightful sea & coastal views offers excellent spacious accommodation throughout which briefly comprises of a 18ft - 18ft open plan lounge / dining area with private balcony off, well fitted modern separate kitchen, 2 good sized bedrooms (En-suite shower room) & bathroom. Good storage facilities. Secure underground double parking space . Runs on efficient gas fired central heating & is fully uPVC double glazed. Well managed block. Ideally located close to all local amenities. Vacant with no onward chain.

Full details & measurements are as follows -

GROUND FLOOR

Private postboxes and intercom system. Staircase and lifts to upper floors. (clean & tidy).

FIRST FLOOR

APARTMENT 31

Private entrance hallway. Deep set built in storage cupboard (houses gas fired central heating boiler - new from 2017). Smoke alarm. Entry phone. Telephone connection. Coved ceiling. Additional deep set double utility cupboard with slatted shelving. Zanussi washing machine and Tricity Bendix condenser dryer.

OPEN PLAN LOUNGE/DINING AREA (18ft 6 - 18ft 4)

Fabulous sized room with twin uPVC french doors to private patio that provides spectacular uninterrupted coastal and promenade views. Ample space for six seater dining suite. Coved ceiling. TV & Satellite connection. Multiple power sockets.

SEPARATE KITCHEN (11ft - 6ft 2)

Fitted with a good range of shaker style light oak base, wall & drawer units. Generous granite effect work surfaces incorporating a 1.5 bowl stainless steel sink unit with mixer tap and drainer. Attractive tiled splash backs. Downlighting, Power points. Appliances include Whirlpool four ring ceramic cooker and oven with filter facilities above. Integrated fridge and counter top chest freezer.

BEDROOM 1 (14ft 3 - 10ft)

Lovely bright and airy room with ample space for stand alone furnishings. TV connections. Coved ceiling. Multiple power sockets. Pleasant rear aspect view.

EN-SUITE SHOWER ROOM (7ft 2 - 5ft 11)

Fitted with a modern three piece suite comprising a fully tiled walk in shower cubicle with chrome shower attachments, pedestal wash hand basin and toilet. Coved ceiling. Downlighting. Towel rail and radiator.

BEDROOM 2 (14ft 4 - 12ft 6)

Excellent sized room with ample space for bedroom furnishings. Coved ceiling, Multiple power sockets.

BATHROOM (7ft 10 - 6ft 6)

Fitted with a modern three piece suite comprising deep bath unit with chrome shower attachments, pedestal wash hand basin and toilet. Coved ceiling. Downlighting. Fan. Towel rail.

OUTSIDE

Delightful sea view paved balcony area with garden storage cupboard. Excellent sun trap. Secure under ground double parking space.

Tenure: Leasehold (999 years)

Service Charge: £1,850 per year





Tenure	Leasehold
Floor Area	
Directions	Heading Northwards along Douglas Promenade towards Onchan Head, through the roundabout by Broadway, passing Palace Hotel & onto Queens Promenade where this attractive Apartment Complex is clearly located on the left hand just after the Queens Public House.
Directions	Travelling out of Douglas along the Promenade, heading in the direction of Onchan head. Proceed through the traffic lights by Broadway and continue past the Palace hotel towards Queens Promenade where this attractive apartment complex can be clearly 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 info@cartermoon.com
Services	All mains services connected. Gas central heating / uPVC double glazed throughout. (Boiler serviced yearly)
Please note	Active management company in place with the fee approx £1950.00
Rateable value	For all the rates figures please contact the rates department on 01624 685661.
Possession	Leasehold. Vacant with no onward chain.
Inclusions	White good appliances, curtains and blinds.