



carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



FLAT 2, GROSVENOR COURT CENTRAL PROMENADE DOUGLAS

£175,000

- Lovely ground floor flat that offers fabulous open coastal views
- Ideally located 5 minutes walk to Douglas town centre
- 22 ft Lounge / sitting room
- Well fitted kitchen
- 2 Good sized bedrooms
- Modern bathroom
- GFCH & uPVC Double Glazed (New Boiler)
- Large communal sitting / entertainment area (Lovely views)
- No onward chain / quick completion
- Internal inspection highly recommended

Key Features

2	
1	
1	

Full Description

Looking for a great flat with sea views, well this one's for you ! Carter Moon are delighted to be the chosen agent too market this excellent ground floor flat that offers deceptively spacious accommodation throughout with a large front facing lounge (Bay window) looking out to sea, well fitted separate kitchen, 2 good sized bedrooms & modern bathroom. Outside there is a nice communal flag stone sitting / entertainment area. The property runs on gas fired central heating (New boiler) uPVC windows. Ideally positioned with bus routes across the road & 5 minutes walk to Douglas city & finance sector. As the listing agent I feel this property will get some attention so book an internal visit quickly.

Full details & measurements are as follows -

Ground floor.

COMMUNAL HALLWAY.

Private post boxes. Smoke alarm. Staircase to upper & lower levels.

FLAT 2 - PRIVATE ENTRANCE HALLWAY.

Deep set built-in storage cupboard (Houses Vaillant gas boiler) Entry phone. Smoke alarm. (2 inner hallways)

LOUNGE / SITTING ROOM (19ft 10 - 15ft 2)

Fabulous sized room with high ceilings & bay window looking out to Promenade & sea. Deep sill windows. TV/SAT connection. Multiple power points.

SEPARATE KITCHEN (11ft 9 - 8ft)

Attractive kitchen that's fitted with a good range of white high gloss base, wall & drawer units. Generous Granite effect work surfaces incorporating a 1.5 stainless steel sink unit with mixer tap & drainer. Tiled splash backs. Appliances include - 4 ring ceramic hob with extractor fan above. Built-in eye level oven & under counter washing machine. Space for fridge / freezer. Tile effect flooring. Power points. Large window for natural light.

BEDROOM 1 (14ft - 9ft 3)

Good sized room with ample space for stand alone furnishings. Multiple power sockets. High deep sill gable window.

BEDROOM 2 (9ft 4 - 8ft 8)

Again nice bright & airy room with space for furnishings. Power points,

BATHROOM (10ft 3 - 6ft 3)

Fitted with a modern 3-piece suite comprising bath unit with shower & glass screen, pedestal wash hand basin & low flush toilet. Attractive tiled walls. Fan. Glazed window for natural light.

OUTSIDE - Delightful communal front flag stone patio / sitting area with Palm trees that enjoys lovely Promenade & sea views.

Rear yard.

Tenure: Leasehold (999 years)

Service Charge: £130 per month





Tenure	Leasehold
Floor Area	
Directions	From Loch Promenade travelling in the direction of Onchan head, continue onto Central Promenade passing the Villa Marina & straight over the roundabout by Broadway. Grosvenor Court can be located on the corner of Esplanade Mews, 2nd turning 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 / uPVC double glazing. (Boiler new 2022)
Possession	Leasehold. 999yrs remaining. Active management in place. Fee £130.00 per month.
Inclusions	As seen.
Rates payable	For all recent rates figures please contact the rates department on (01624) 685661.
Please note	The property is in good condition. Vacant with no onward chain.