

Apartment 3, Marlborough Court, Central Promenade, Douglas

SERVICES

All mains services are installed.
Gas fired central heating.
uPVC double glazing.

ASSESSMENT

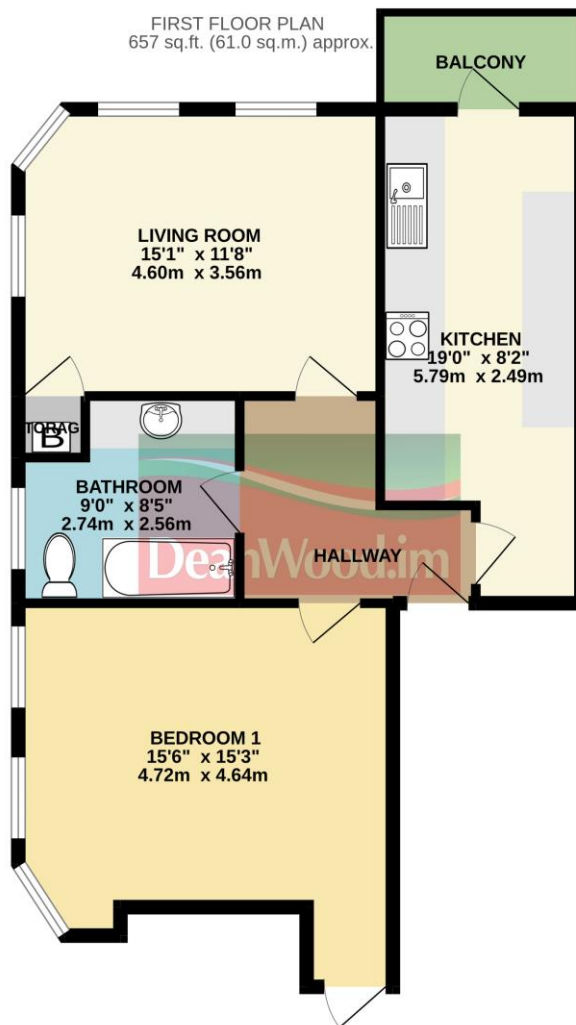
Rateable value £TBC Approx Rates payable £TBC (incl. of water rates).

TENURE

LEASEHOLD-Held on a 999 year reversionary lease with an active Management Company in place (fees to be confirmed).

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.



TOTAL FLOOR AREA: 657 sq.ft. (61.0 sq.m.) approx.
Not to scale-for identification purposes only
Made with Metropix 6/2022

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Ref No DDP05430



- First Floor Apartment with Balcony
- Central Promenade Location with Sea Views
- Well Decorated & Maintained Throughout
- Living Room
- Fitted Kitchen
- 1 Bedroom • Bathroom
- Gas Fired Central Heating
- uPVC Double Glazing
- Viewing Recommended

PRICE £165,000

DOUGLAS

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DOUGLAS
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CASTLETOWN

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The price is to include the fitted floor coverings.

Communal gardens to the front and communal yard to the rear with bin storage.

DIRECTIONS TO PROPERTY:

Travelling northwards along Douglas Promenade continue through the traffic lights and Marlborough Court will be found on the left hand side, just after the Empress Hotel.

In greater detail the accommodation comprises:

FIRST FLOOR APARTMENT Door to:-

HALLWAY Telephone intercom system. Coat hooks.

LIVING ROOM (15'1" x 11'8" approx) Cupboard housing gas fired central heating boiler.



BATHROOM (9'0" x 8'5" approx) Suite comprising panelled bath with shower attachment, vanity wash hand basin and WC. Tiling to bath area. Heated towel rail. Vinyl flooring.



BEDROOM 1 (15'6" x 15'3" approx)



FITTED KITCHEN (19'0" x 8'2" approx) Fitted with a range of wall and base units with worktops incorporating a stainless steel 1 bowl sink with mixer tap and drainer. Oven/grill with 4-ring electric hob and extractor over. Fridge/freezer and washing machine. Vinyl flooring. Door to **BALCONY**.

