



47 Piccadilly Court, Queens Promenade, Douglas, Isle of Man, IM2 4NS  
Asking Price £250,000





- **4th Apartment With Stunning Panoramic Views Across Douglas Bay**
- **Main Bedroom Featuring Built-In Wardrobes For Excellent Storage Solutions**
- **Spacious Lounge With Contemporary Media Wall And Dining Area**
- **Second Double Bedroom With Private Entrance Offering Flexible Use**
- **Modern Fully Fitted Kitchen With Ample Storage And Natural Light**
- **Stylish Modern Bathroom With Combi Bath and Shower, Vanity Unit, WC**



## 47 Piccadilly Court, Queens Promenade, Douglas, Isle of Man, IM2 4NS

This stylish 4th-floor, purpose-built apartment presents an outstanding opportunity to enjoy uninterrupted, panoramic views across Douglas Bay, stretching from Onchan Head to Douglas Head. Situated in a prime position directly on Douglas Promenade, the property combines the best of coastal living with urban convenience, being just steps away from the beach, local cafés, restaurants, shops, and excellent transport links.

Inside, the apartment is beautifully presented with a light-filled interior that has been thoughtfully modernised throughout. The standout feature is the spacious 17ft lounge and dining room, which not only offers direct access to the breathtaking bay views but has also been enhanced with a contemporary media wall, creating a stylish focal point for both relaxation and entertaining.

The separate breakfast kitchen is sleek and modern, fitted with a comprehensive range of wall and base units that maximise storage and functionality. Designed with everyday living in mind, it provides ample workspace and is complemented by large windows that fill the room with natural light.

Accommodation comprises two generously proportioned double bedrooms. The main bedroom features built-in wardrobes, providing excellent storage without compromising space. The second bedroom benefits from its own separate entrance, offering flexibility for guests, extended family, or use as a private office or potential rental space. The modern family bathroom has been finished to a high standard, complete with a bath and shower over, vanity unit, and WC.

Additional features include uPVC double glazing throughout, ensuring energy efficiency and a peaceful environment, along with gas central heating powered by a combination boiler.

Offering spacious accommodation, high-quality finishes, and arguably some of the best sea views on the Island, this property represents a rare chance to secure a contemporary home in one of Douglas's most desirable waterfront settings.

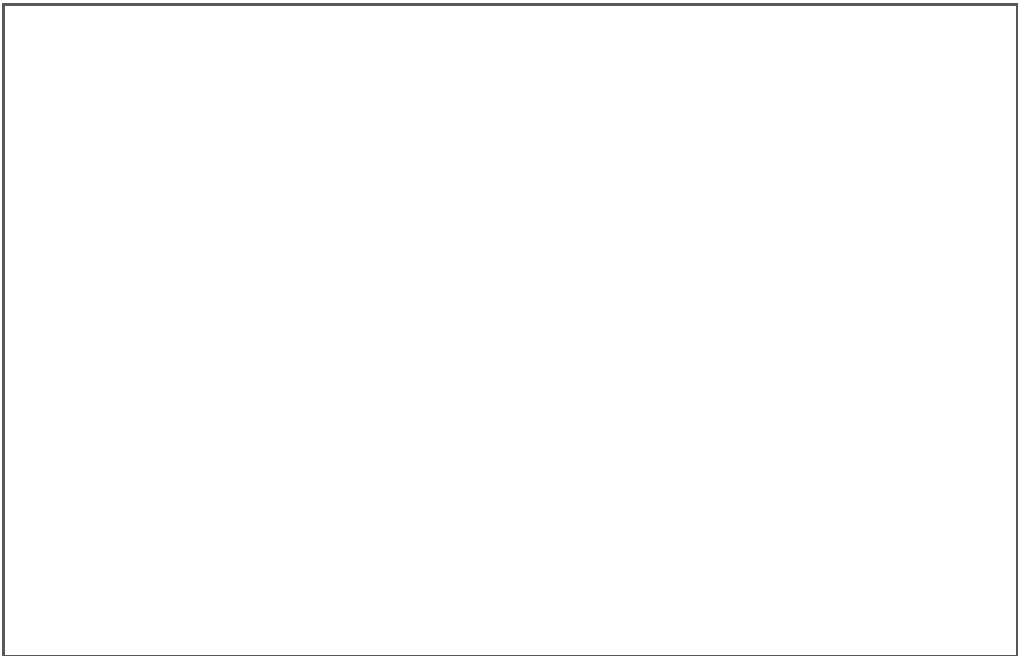












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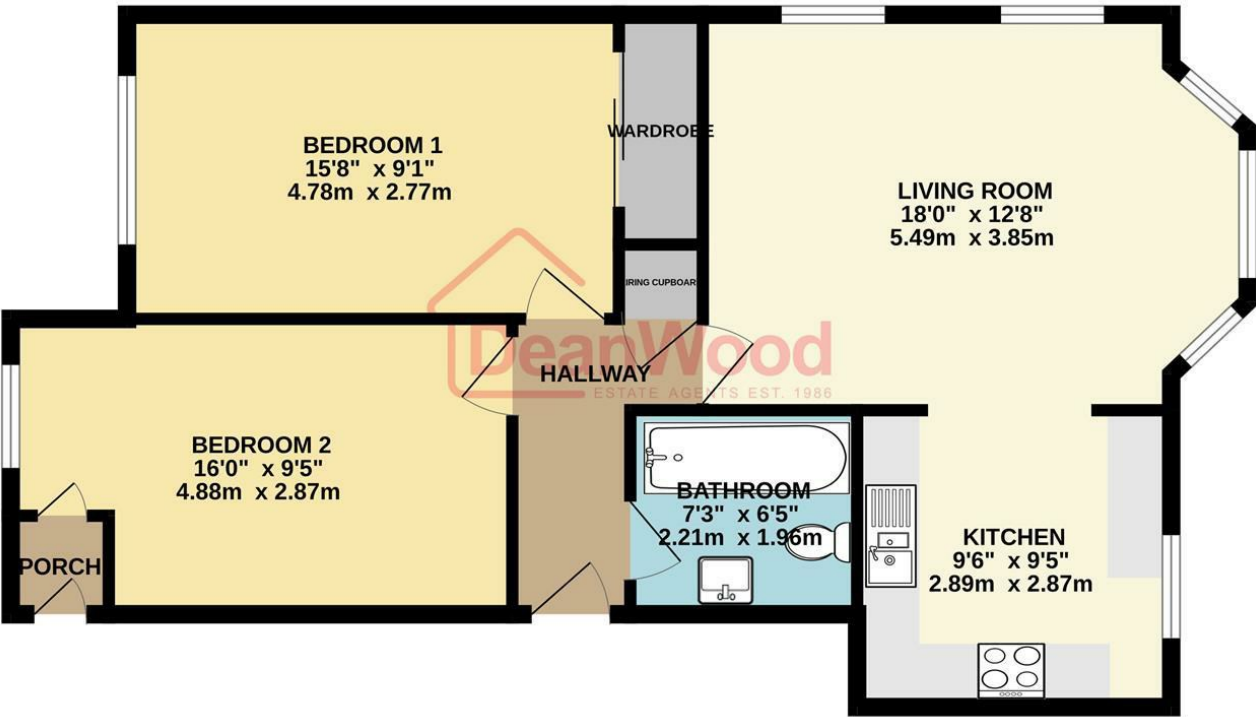






FOURTH FLOOR  
721 sq.ft. (67.0 sq.m.) approx.

TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.  
Not to scale-for identification purposes only  
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