



ASKING PRICE

£144,950



THE DETAILS



Apartment 4
Empress Apartments, Douglas
£144,950

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645 555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

4 Empress Apartments, Central Promenade, Douglas



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PROPERTY DETAILS FOR

4 Empress Apartments, Central Promenade, Douglas

THE DESCRIPTION

A purpose built 1 bedroom 1st floor apartment with its own private terrace, sea and promenade views, situated within minutes from Douglas town centre.

- 1st floor purpose built apartment
- Central and convenient location
- Superb views over the Promenade and Douglas Bay
- Private terraced area
- Store room extending 3.5m²
- Underground designated parking space
- No onward chain

THE PROPERTY

DIRECTIONS

Travelling from the Sea Terminal, go along Douglas Promenade through the traffic lights at Broadway. The property is situated on the left-hand side, past the Empress Hotel on Empress Terrace.

COMMUNAL ENTRANCE HALL

Ceramic tiled floor to reception area with carpeting to corridors. Security entry phone, mail boxes and lift access to all floors.

APARTMENT 4 – ACCOMMODATION

PRIVATE ENTRANCE HALL

Security entry phone, electric radiator.

OPEN PLAN KITCHEN/DINER/LOUNGE (*APPROX 21'6 X 10'10 MAX*)

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KITCHEN AREA

Open plan kitchen consisting of fitted white high gloss base and wall units with Cherrywood laminate worktops. 1½ bowl stainless steel sink unit with mixer tap. Plastic glass effect splash back and under unit lighting. De Dietrich electric oven and touch sensor hob with stainless steel extractor over. Integrated fridge freezer. Large storage cupboard housing washer/dryer, Megaflo pressurised hot water system, electric fuse box and shelving. Tiled effect floor covering and low voltage downlighters.

LOUNGE AREA

Superb sea views. Carpet floor covering. TV, power and phone points. Central ceiling light fitting. Roller blinds and curtains.

LUXURY SHOWER ROOM (*APPROX 8'10 X 4'7 MAX*)

Modern white suite comprising pedestal hand basin and WC. Glass shower cubicle with a chrome thermostatic mixer shower. Fully tiled walls with chrome edgings, chrome fittings and chrome heated towel rail. Mirrored vanity cupboard with built in shelving and shaver point. Low voltage down lighters, extractor fan and tiled flooring. uPVC double glazed obscure window.

DOUBLE BEDROOM (*APPROX 11'9 X 8'3 MAX*)

Carpet floor covering. Electric radiator. uPVC double glazed French double doors leading to:-

PRIVATE TERRACE AREA

L-shaped private terrace, south facing with wrought iron railings. Potted flower beds. Superb views of the Promenade and Douglas Bay.

STORE ROOM

Extends to approximately 3.5m² and is located on the first floor.

SERVICES

Mains water, electricity and drainage are installed. Electric heating system.

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MANAGEMENT COMPANY

There is an active management company in existence with the current service charge at approximately £937.36 per annum.

RATES PAYABLE

Gross £542.59 (including water) 2017/18.

TENURE

Leasehold – remainder of a 999 year lease.

POSSESSION

Vacant possession on completion of all legal formalities.

VIEWINGS

By appointment through the Agent, Black Grace Cowley.

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FLOORPLAN



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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