



ASKING PRICE

£189,950

## THE DETAILS

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Apartment 6, Prospect House  
Woodbourne Road, Douglas  
£189,950

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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

# Apartment 6, Prospect House, Woodbourne Road, Douglas





PROPERTY DETAILS FOR

# Apartment 6, Prospect House, Woodbourne Road, Douglas

## THE DESCRIPTION

- Residential investment property with tenant in situ
- Second floor purpose built apartment
- Excellent local amenities, close to the town centre
- Hall, spacious Lounge/Dining Room, modern Kitchen
- 2 double Bedrooms, En Suite Shower Room and Bathroom
- Gas fired central heating and double glazing
- 2 car spaces to the rear

## THE PROPERTY

### DIRECTIONS

Leave Douglas centre via Bucks Road and the property is on the left hand side opposite the Prospect Terrace shops clearly identified by our "For Sale" board.

### ACCOMMODATION

### COMMUNAL ENTRANCE

Stairs to the upper floors.

### HALL

Large built-in storage cupboard. Entry phone.

### LOUNGE/DINING ROOM (*APPROX 18'6 X 13'8*)

Double glazed sash windows. Open plan through to:

### KITCHEN (*APPROX 10'3 X 9'0*)

Modern light wood effect base, wall, drawer and glass fronted units. Matching work surfaces with tiling behind. One and a half bowl single drainer steel sink unit. Electric double oven and hob, extractor hood, integrated fridge freezer and washer dryer. Tiled floor.

### BEDROOM 1 (*APPROX 13'0 X 12'10*)

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## EN SUITE SHOWER ROOM (*APPROX 9'0 X 3'2*)

Fully tiled to compliment a white suite comprising shower cubicle with plumbed in shower, wash hand basin and toilet. Fitted wall mirror and shaver light. Tiled floor.

## BEDROOM 2 (*APPROX 10'8 X 9'9*)

Cupboard housing a Vaillant gas fired combination boiler.

## BATHROOM (*APPROX 6'10 X 5'9*)

Fitted with a modern three piece white suite comprising bath with shower mixer lead over, wash hand basin and toilet. Part tiled surround and tiled floor. Fitted wall mirror and shaver light.

## OUTSIDE

Communal garden frontage and 2 car spaces to the rear of the property.

## SERVICES

All mains services are installed. Gas fired central heating.

## TENURE

The Tenure is Leasehold. The remainder of a 999 year lease.

## SERVICE CHARGE

£1,500.00 per annum.

## TENANCY DETAILS

Tenants in situ paying £900.00 per calendar month inclusive of rates and with a 2 month break clause.

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## POSSESSION

Vacant possession on completion of purchase.

## 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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