



ASKING PRICE

£155,000



## THE DETAILS



Apartment 38, Piccadilly Court  
Queens Promenade, Douglas  
£155,000

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 38, Piccadilly Court, Douglas





PROPERTY DETAILS FOR

# Apartment 38, Piccadilly Court, Douglas

## THE DESCRIPTION

- Easily managed and maintained ground floor promenade apartment
- Attractively presented and recently redecorated
- Ideal for town centre living and working, sea view
- Hall, spacious Lounge with bay window, Dining Kitchen
- Double bedroom, modern Bathroom
- Car park to the rear (Not allocated)
- Gas central heating and uPVC double glazing
- No forward chain

## THE PROPERTY

### DIRECTIONS

Leave Douglas centre via the Promenade and continue along onto Queens Promenade. Piccadilly Court is on the left hand side, just after Switzerland Road and before the Queens Hotel.

### ACCOMMODATION

#### HALL

Storage cupboard.

#### LOUNGE (*APPROX 16'3 X 15'4*)

Bay window with sea and promenade views.

#### DINING KITCHEN (*APPROX 13'2 X 9'0*)

White gloss fronted wall, base and drawer units. Matching worksurfaces with tiling behind. Single drainer stainless steel sink unit. Slot in electric cooker. Plumbing for automatic washing machine. Cupboard housing a gas fired central heating/hot water combination boiler.

#### BEDROOM (*APPROX 13'4 X 9'6*)

Built-in wardrobe.

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### **BATHROOM** (*APPROX 7'2 X 5'10*)

Modern white suite comprising bath with plumbed in shower over, wash hand basin and WC. Fully tiled walls. Mirrored medicine cabinet.

### **OUTSIDE**

Communal parking to the rear of the property.

### **TENURE**

Leasehold, with active management company. Current service charge set at £1950.00 per annum.

### **SERVICES**

All mains services are installed. Gas fired central heating.

### **POSSESSION**

Vacant possession on completion of purchase.

### **VIEWINGS**

Viewings are by appointment through the agent Black Grace Cowley.

## 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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