

# No1

DERBY SQUARE, DOUGLAS  
IM1 3LS

# TIMELESS *elegance*

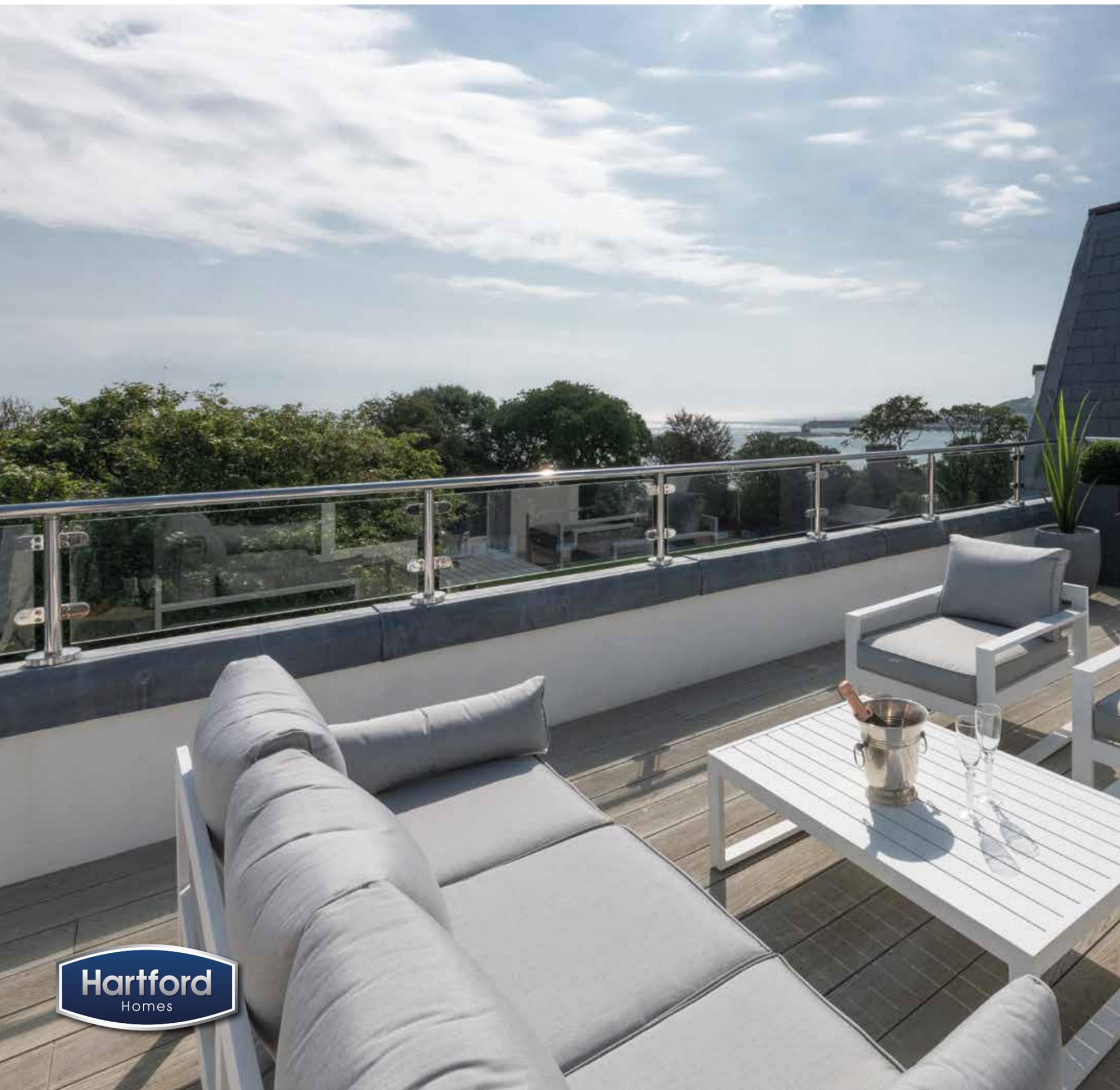
7,000 sq ft of Super-luxury Georgian town house in the heart of the capital



# 7,000 SQ FT

## OF UNPARALLELED LUXURY

From the heart of your elegant sanctuary, to the beating heart of the island's capital, lifestyle choices abound. Theatre, cinema, cultural events, fine dining, bars, nightlife or just a quiet stroll along the beach. No. 1 Derby Square is the only home of its kind to put you in the heart of Douglas.





# Enjoy more

It's difficult to imagine a 7,000 sq ft house with breathtaking views, exquisite finishes and luxurious layout could exist in the centre of Douglas. But it does.

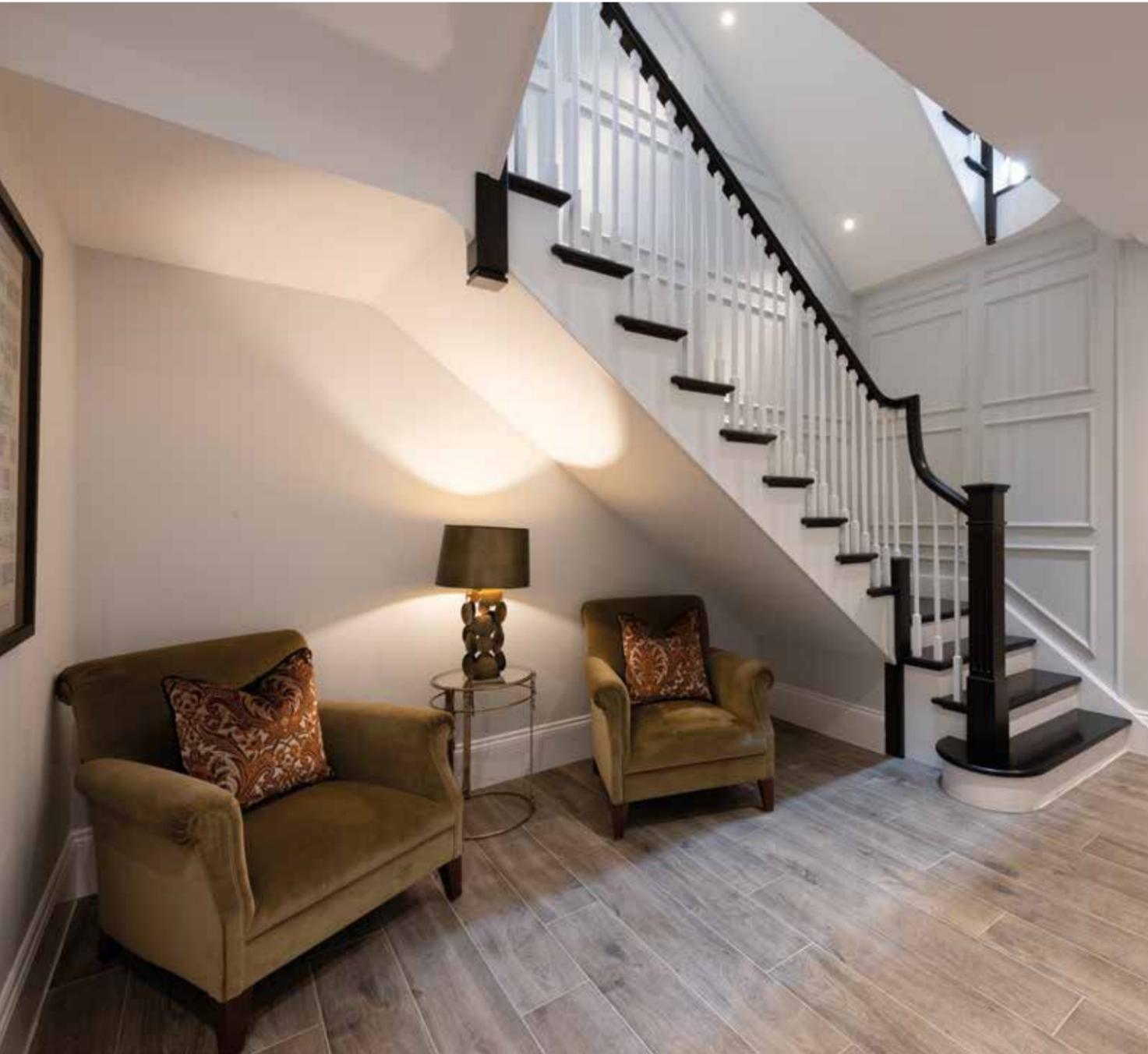
Walk, cycle or drive this property is just minutes away from superb restaurants, bars and leisure amenities.

The commanding hill top location means the property is centre stage for the red arrows and other aerial displays that take place over Douglas bay and promenade.

- Overlooking the Villa Marina with its cinema, major attractions, world-class performers and cultural events
- Overlooking Douglas Bay with its superb beach and promenade
- Minutes from the ferry terminal and a short drive to the airport
- Walking distance to the islands main business district
- Walking distance to the town centre, bars and restaurants

Price including show house package and contents

## P.O.A.



# REDEFINE

## elegance & quality

A truly unique property, and the only home in the heart of the capital to offer this level of unprecedented quality, set over five floors and boasting over 7,000 sq ft.

- Newly built to the very highest standards, a 5 bedroom Georgian fronted town house
- Lift access to all floors, secure underground parking for 4 cars
- Set over 5 floors for expansive family living plus gym, wine cellar, huge storage areas, high ceilings, oversized doors, integrated communications and AV system and terraced patios to the rear enjoying the stunning sea and coastal views
- The finest Villeroy & Boch and Hansgrohe fittings to all luxury bathrooms and en-suites
- Bespoke kitchen design by acclaimed Tom Howley with the finest Miele appliances including hob, double oven, steam oven and large American fridge freezer





# Features

## & SPECIFICATION





#### External Features

- > • Imposing 5 storey Georgian front elevation with modern glazing
- Superb, extensively glazed terraced rear elevation including patio areas to 2 floors, with stunning views over Douglas Bay from den balcony

#### Windows/Doors

- > • Low maintenance uPVC doors & windows with energy efficient glass units
- Sliding doors & windows opening onto patio areas

#### Doors

- > • Front entrance doors – large imposing door with matching glazed side screens and overhead glazed arch fitted with high security locks & architectural ironmongery
- Internal doors - large bespoke doors with chrome ironmongery
- Remote controlled double garage doors

#### Floor Finishes

- > • Floor finishes include porcelain tiles & carpets
- Under-floor heating will be fitted to all bathrooms, basement and ground floor
- Tiled garage floor
- Imitation walnut flooring to certain areas

#### Bathrooms

- > • Bespoke joinery features
- Fittings by Villeroy & Boch and Hansgrohe. Exceptions may occur on certain baths or components from time to time
- Porcelain floor tiling with under-floor heating
- Large walk-in showers with Hansgrohe shower system
- Large mirrors & Towel radiators

#### Kitchen

- > • Fitted kitchen and island units by Tom Howley with artificial stone worktops and Miele appliances
- Energy efficient appliances including, hob, double oven, Miele steam oven, extractor hood, microwave and large full height American fridge freezer
- Pantry

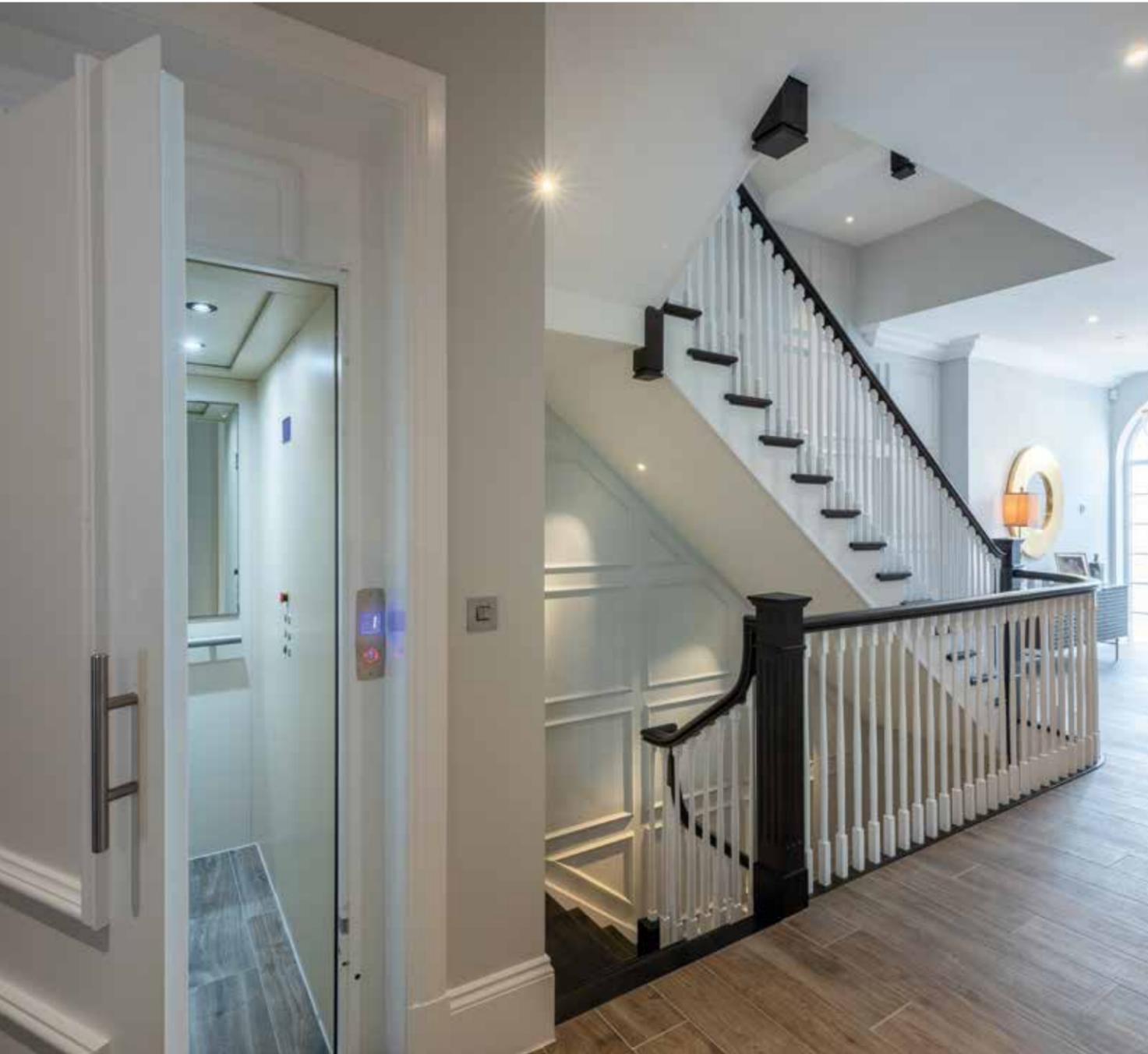
#### Energy Efficiency/Sustainable Design

- > • The properties are extremely well insulated, exceeding Building Regulation Insulation requirements by almost 100%
- Luxury Hansgrohe chrome shower and tap fittings are highly water efficient and will be used throughout, coupled with luxury Villeroy & Boch sanitary ware
- All toilets are dual flush to conserve water
- Materials are selected from sustainable sources where practical
- Waste produced during the construction process is minimised and recycled where practical
- Hartford Homes plants, on average, 10 trees for every house built
- Fossil fuel costs are predicted to rise year-on-year and the above efficiency measures will assist to mitigate some of the increased costs

#### General

- > • High ceilings, AV system, lift to all floors, oversized doors, feature coving, huge storage areas and custom boot room area
- Fitted furniture including extensive master walk in wardrobe extra high 10 ft ceilings with bespoke extra high doors
- Fitted cinema screen, projector and audio system
- > **LOCK up and LEAVE** - this house is low maintenance and Hartford can offer a service package if required

PROPERTY SOLD AS SEEN



# Quality Guaranteed

## NHBC Warranty

Forget our award winning credentials and our long, proud history. Forget even our business ethics and exceptional customer support. Everything we do is backed up by our 10 year NHBC warranty giving you complete peace of mind. For the first two years our warranty covers fixings and finishing, and in years 2-10 the warranty is limited to structural only. Hartford have the highest rating possible with the NHBC (National House Building Council) and at any time, you can contact them if you feel we aren't dealing with an issue appropriately. The warranty will be valid from the date of final inspection - not legal completion.



Raising Standards. Protecting Homeowners

## Customer care

At handover, any observations or snags will be noted and details of our customer care 24 hour emergency procedures explained. Generally, we aim to address emergency issues ASAP. We will then expect to receive a comprehensive snag list in writing 14 days after completion and then in writing 6 months after completion. All snag lists must be reported in writing to our office by either post or emailed to [aftersales@hartford.im](mailto:aftersales@hartford.im) We will investigate all snags reported in the first 2 years and action those that are valid. We will investigate all snags of a structural nature over the first 10 years and action those that are valid.

## Taking our responsibilities seriously

It's easy to talk about business ethics and responsibilities to both the environment and your local community. We do much, much more than talk about it. We are proud to have helped create many new local businesses who work closely with us. We are committed to industry innovation that recognises the need for energy conservation and environmental protection. Also we are committed to supporting our local community, from sponsorships to training.





**Hartford**  
Homes









# Timeless DESIGN

Comfort, style and contemporary design blend flawlessly with the traditional Georgian features of this beautifully finished Hartford town house.

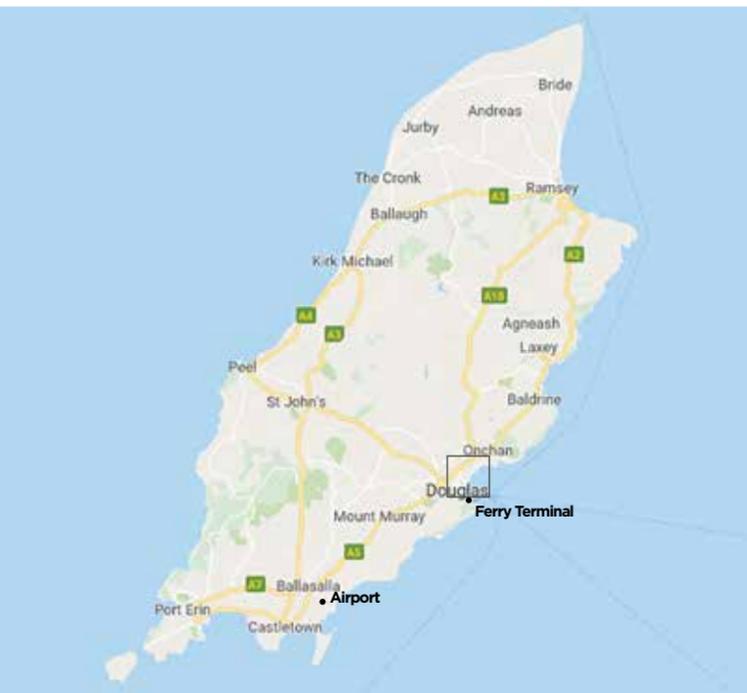




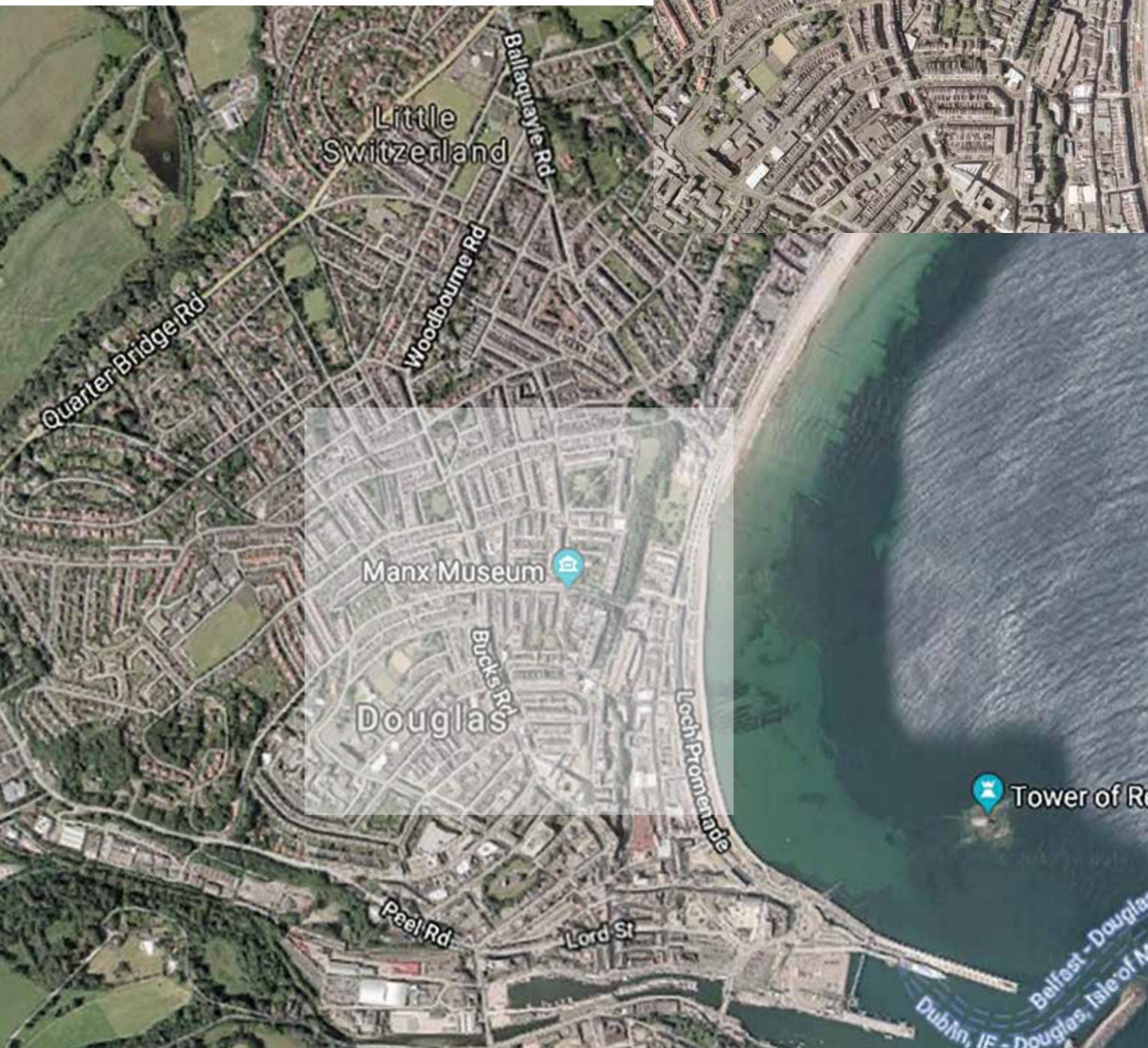
# Unique

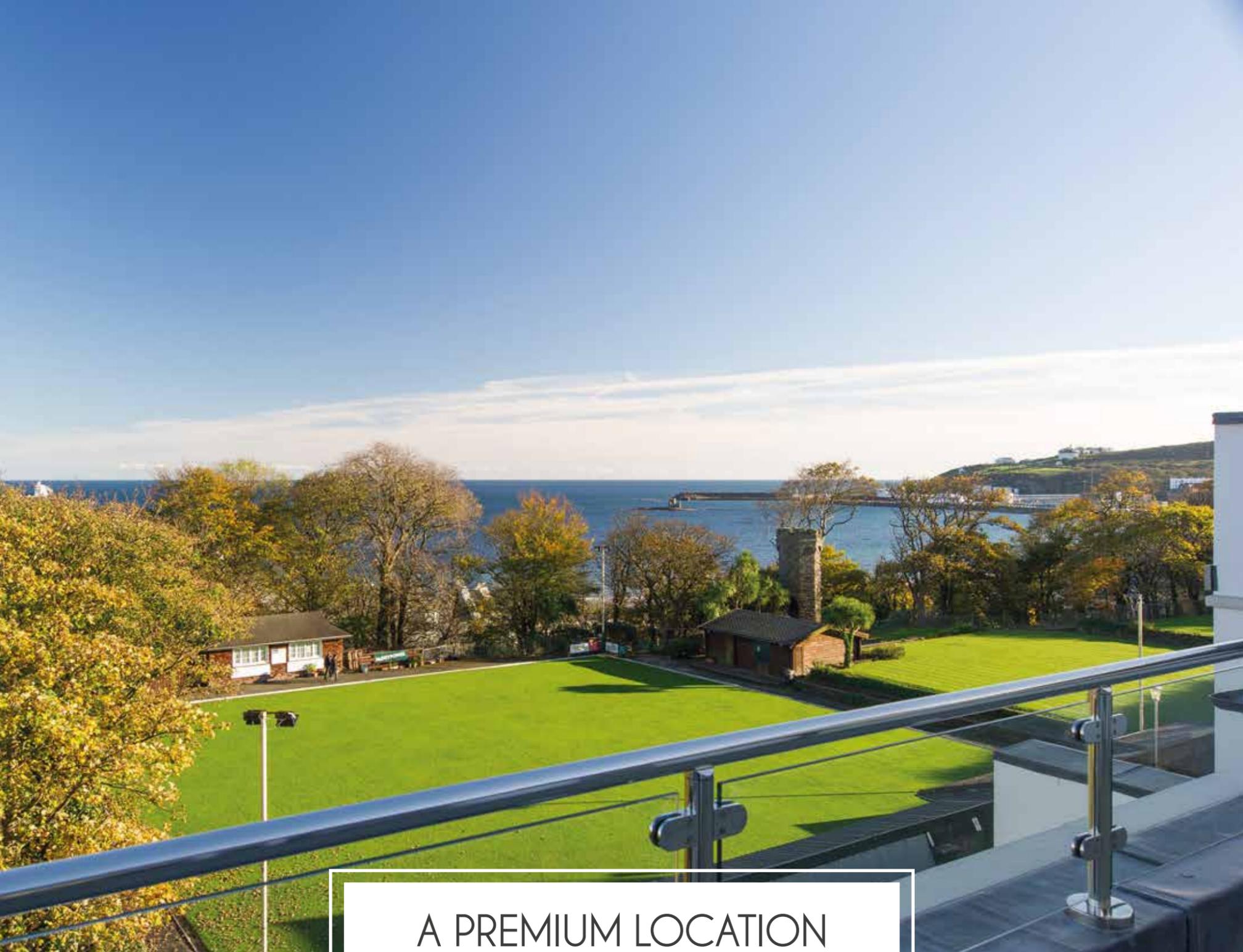
## LOCATION

Situated in a highly desirable location in centre of the island's capital, No. 1 Derby Square has two spacious terraces to the rear, boasting commanding views over Douglas bay to the East and Onchan to the North.



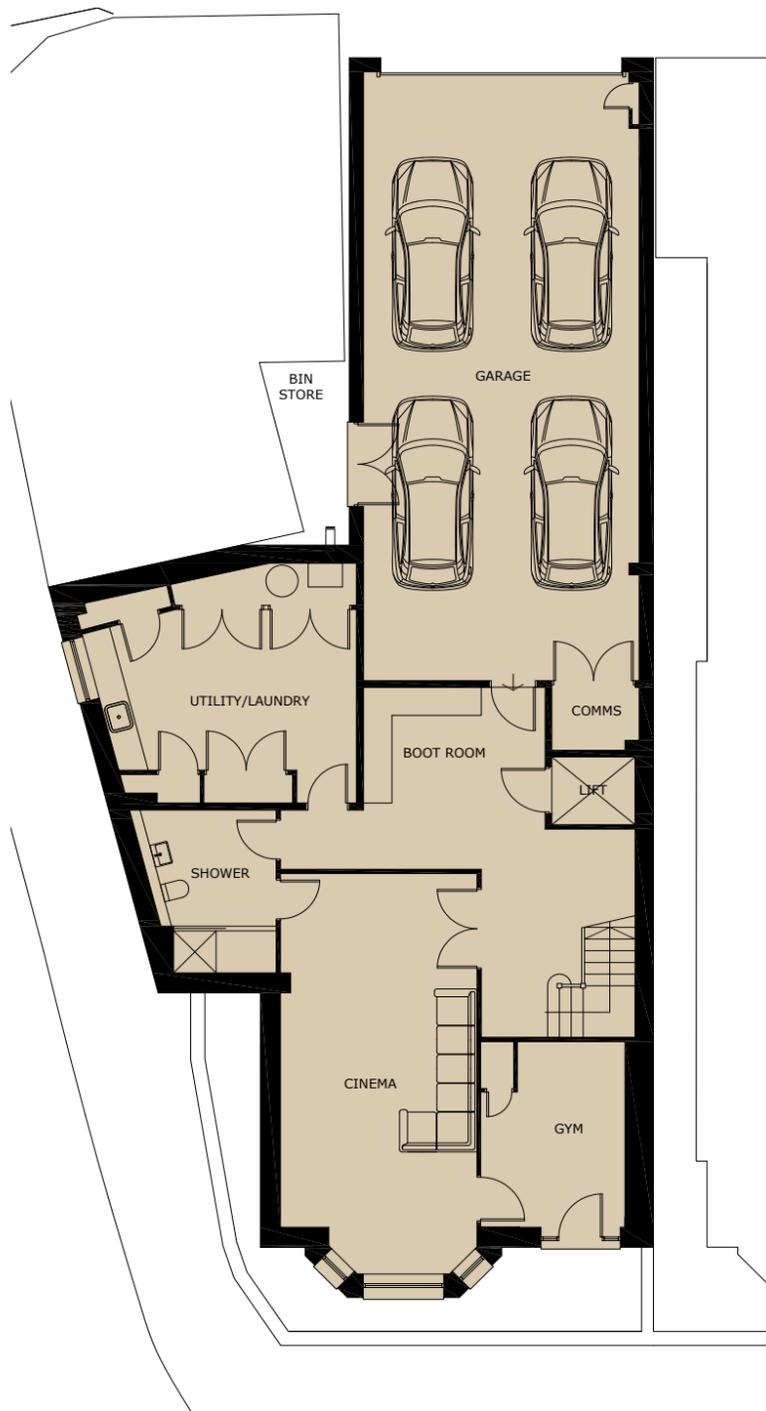
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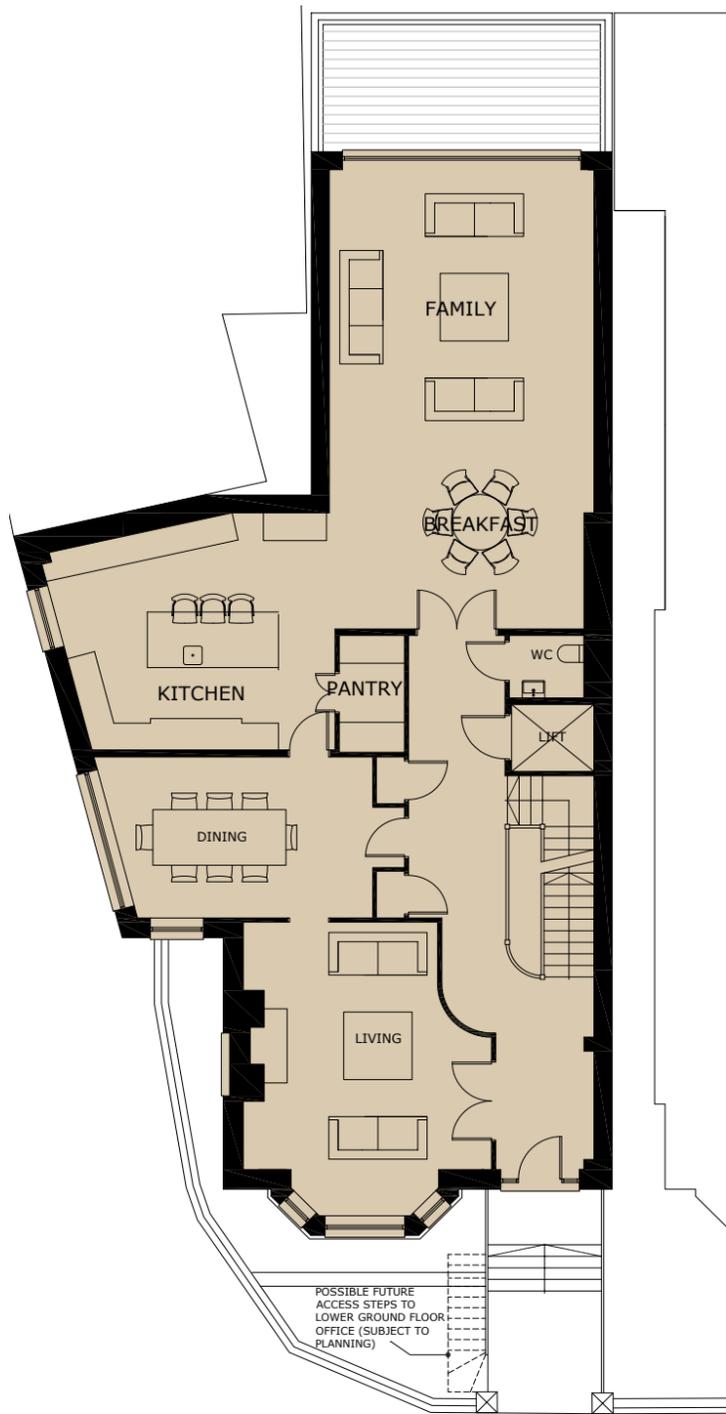
A PREMIUM LOCATION  
WITH PANORAMIC VIEWS





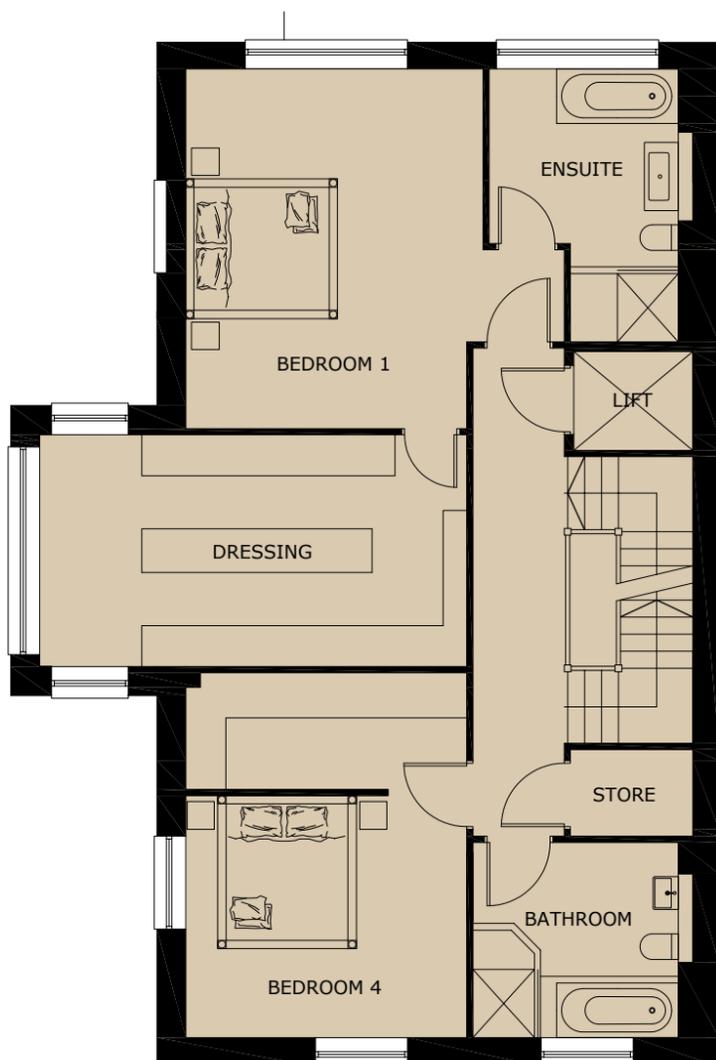
### Lower Ground

Room	Overall room size
Gym	10'-0" x 13'-0"
Cinema	13'-7" x 24'-10"
Shower room	7'-1" x 11'-5"
Boot room	12'-7" x 12'-9"
Utility / laundry	16'-6" x 16'-10"
Comms	6'-1" x 4'-5"
Garage	19'-1" x 42'-8"



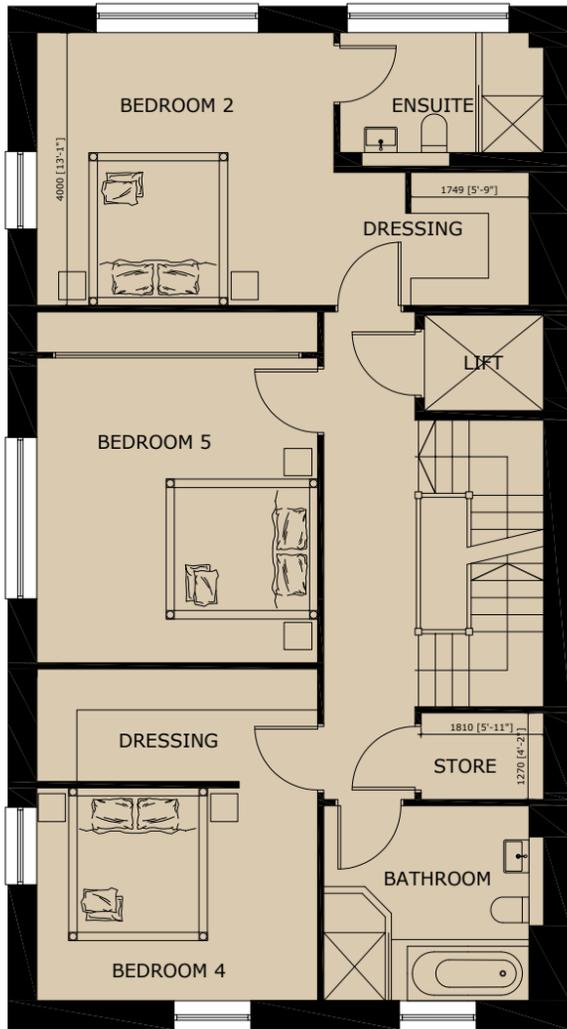
### Ground Floor

Room	Overall room size
Living room	17'-5" x 17'-6"
Dining room	20'-3" x 11'-5"
Kitchen	17'-0" x 16'-10"
Pantry	4'-7" x 8'-3"
WC	5'-3" x 4'-5"
Family / breakfast	18'-7" x 32'-7"



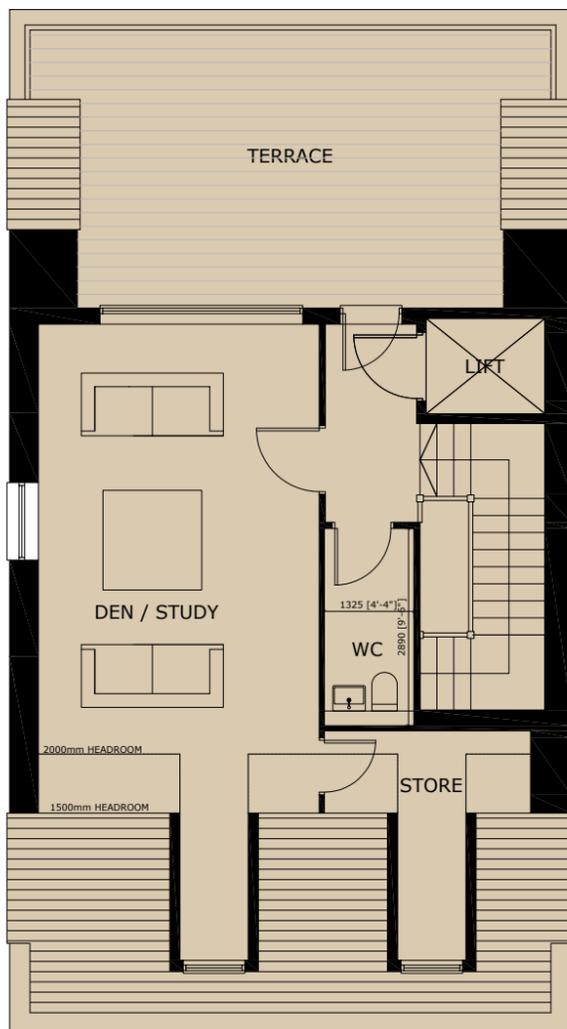
### First Floor

Room	Overall room size
Bedroom 1	14'-5" x 17'-3"
En suite 1	9'-2" x 13'-1"
Dressing room 1	20'-8" x 11'-2"
Bedroom 4	13'-7" x 11'-8"
Dressing room 4	13'-7" x 5'-7"
Bathroom	9'-11" x 9'-5"
Store	5'-11" x 4'-2"



### Second Floor

Room	Overall room size
Bedroom 2	14'-5" x 13'-1"
En suite 2	9'-11" x 5'-9"
Dressing room 2	5'-9" x 6'-5"
Bedroom 5	13'-7" x 10'-3"
Bedroom 3	13'-7" x 16'-11"
Dressing room 3	13'-7" x 5'-5"
Bathroom	9'-11" x 9'-5"



### Third Floor

Room	Overall room size
Den	23'-6" x 13'-7"
WC	4'-4" x 9'-6"

PLEASE NOTE: drawings may not be to scale and are for identification purposes only and do not form part of any contract. Hartford Homes reserves the right to amend the layout and scale without prior identification or consent of any third party. Furniture is not supplied.

Overall gross internal area is just over 7,000 sq ft (not inc terrace or external areas).



Hartford Homes: Award winning properties in stunning island wide locations. Superior build quality and the finest interior fittings. Homebuyer support packages and unrivalled after sales service. Apartments, penthouse suites, first time buyer homes, family homes and luxury super-mansions.

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Prices correct at time of going to print, Hartford homes pricing is to be taken as correct over estate agents that may not have updated pricing.

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