



87 Majestic Apartments

Onchan

...Breathtaking panoramas, exquisite interiors





A magnificently situated first floor apartment offering unrivalled sea and coastal views married to a sumptuously appointed interior presented in faultless decorative order throughout.

Situated in one of the most sought after apartment complexes in the Isle of Man Number 87 Majestic Apartments offers luxury, exclusivity and security...an incomparable living experience.

Finished to an exacting specification and designed to take maximum advantage of the stunning uninterrupted sea views, this elegant south-east facing apartment provides a glamorous contemporary space for supremely comfortable and convenient living that focuses on a light-filled living room/dining room featuring a spacious balcony that overlooks the manicured communal gardens and beyond to the sea. A lavishly appointed kitchen, two generously proportioned bedrooms - one with a sumptuous en-suite wet room - a family bathroom and cloakroom complete the accommodation which benefits from generous storage throughout.

The development lies within extensive landscaped communal grounds generously planted with mature trees and shrubs and features decked seating areas, a pagoda and pond.

Location:

Discreetly located off King Edward Road in Onchan, and only moments away from the capital, Douglas, Majestic Apartments are accessed via electrically operated gates and approached through immaculately tended and landscaped grounds.

Features include:

- Living room/dining room with balcony affording uninterrupted sea views;
- Generously equipped open-plan kitchen;
- Master bedroom with sumptuous en-suite wet room and balcony overlooking the sea;
- Second bedroom or study with sea views;
- Lavishly fitted family bathroom;
- Cloakroom;
- Utility/store room;
- Elegant 'L' shaped hall;
- Chromium switch plates and door furniture;
- Downlighters to all principal accommodation;
- Double glazing;
- Electric heating;
- CCTV entry system;
- Generous storage;
- Garage plus dedicated parking space;
- Imposing communal entrance hall with lift to all floors;
- Extensive communal landscaped gardens.



The accommodation, with approximate room dimensions, comprises:

‘L’ shaped hall: 20’6 x 11’7 (6.2 x 3.5m)

Two double built-in coat cupboards, walk-in wardrobe/store room and utility/store room with plumbing for washing machine and Heatrae Sadia Megaflor hot water cylinder.

Cloakroom:

Kohler wash basin set on hardwood vanity unit with mirror-fronted cabinet over, open shelving, w.c. Cupboard housing Heatrae Sadia Megaflor hot water cylinder, linen cupboard above, part tiled walls.

Magnificent living room/dining room: 19’ x 18’2 (5.7 x 5.5m)

Wall-mounted electric fire with pebble bed glow effect. Patio sliding door to balcony with glass balustrade panels, tiled floor and uninterrupted sea views.

Open-plan kitchen: 10’4 x 6’3 (3.1 x 1.9m)

Granite work counters and breakfast bar, beech base units with twin stainless steel sinks and single drainer, integrated dishwasher, oven and four-burner electric hob, all by Siemens, Westin stainless steel extractor canopy, second Siemens multi-function microwave/conventional oven. Matching bank of wall cabinets with underlighting, integrated Siemens refrigerator and freezer.



Master bedroom: 16'5 x 15'5 (5 x 4.7m)

Clear glass dressing table/vanity unit with glass wash basin. Patio sliding door to balcony with glass balustrade panels, tiled floor and uninterrupted sea views.

En-suite wet room:

Shower area with overhead Grohe rainshower, twin Kohler ceramic wash basins with chrome mixer taps and illuminated mirrors over flanked by illuminated display recesses with glass shelving, chrome heated towel rail, underfloor heating, fully tiled walls and floor.

Bedroom 2/study: 12'11 x 10' (3.9 x 3m)

Far-reaching sea views.

Family bathroom:

Villeroy & Boch panelled bath with chrome mixer taps and separate hand shower, wash basin with chrome mixer taps, hardwood and glass shelving unit with mirror over, w.c., part tiled walls, tiled floor.



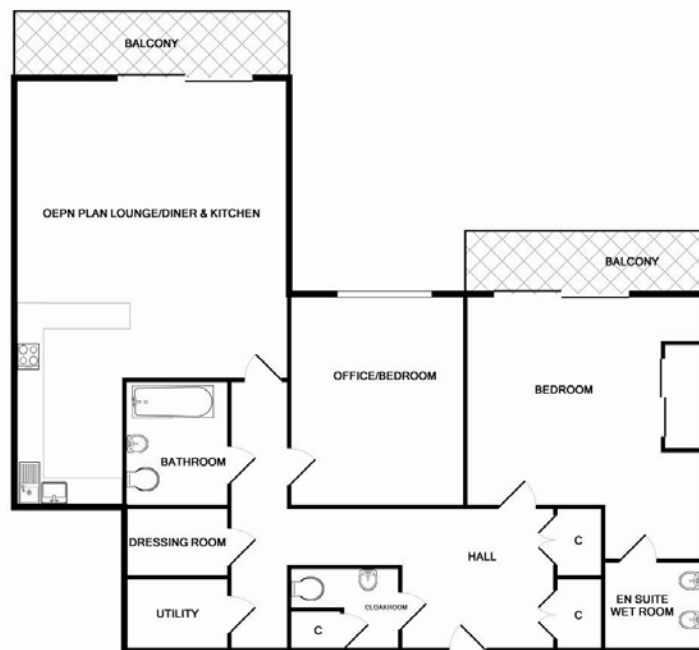
Outside

Garage with electrically operated roller door plus allocated parking space.

Extensive well maintained communal grounds.
Visitor parking.

Service charge: £2672.48
Ground rent: £20
Lease: 890 years unexpired
Rateable value: £186
Rates payable: £556.51

Viewing: Strictly by appointment.



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