



## FOR SALE

**Freehold Investment Property**  
**26 Christian Road**  
**Douglas**

**Price: £425,000 exclusive**  
**Fully Tenanted - £40,380 pa Income (Gross)**

## DESCRIPTION

A four storey, mid terrace Victorian town house, formerly a single dwelling or guesthouse, which has been converted into six self-contained residential flats. The six flats are of varying sizes, with 1 x 3 doubled bedroom flat and 5 x 1 bedroom flats. The property is fully tenanted, registered and has a fire certificate.

The flats have individual gas fired central heating systems and modern bathrooms and kitchens.

## LOCATION

Travelling up Prospect Hill into Bucks Road take the third turning on the right into Christian Road. Travelling down Christian Road towards Mount Havelock and Finch Road the property will be seen on the left. The Bucks Road shopping area is located just at the top of Christian Road, and the popular and busy Prospect Terrace is a couple of minutes' walk. The office and retail districts of Douglas Town Centre are located at the east end of the road.

## ACCOMMODATION

### GROUND FLOOR

Communal entrance vestibule and hall

***Flat 1 – Rental Income £750 pcm – (formerly Flats 1 and 2 but now one duplex flat)***

Hall

Lounge with bay window

Bedroom 1 with walk-in wardrobe

Kitchen with fitted units, gas fired central heating boiler

Bathroom with over bath shower, WC

Upstairs to;

Bedroom 2

Bedroom 3

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

Geoffrey P R Black BSc FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

## FIRST FLOOR

### ***Flat 3 – Rental Income £498 pcm;***

Hall  
Lounge  
Kitchen with fitted units, gas fired central heating boiler  
Bedroom  
Shower room and WC

Main landing;

### ***Rear Outlet***

### ***Flat 4 – Rental Income £477 pcm;***

Hall  
Lounge  
Kitchen with fitted units, gas fired central heating boiler  
Bedroom  
Shower room and WC

## SECOND FLOOR

### ***Flat 5 – Rental Income £540 pcm;***

Hall  
Lounge  
Bedroom  
Bathroom (with over bath shower), WC  
Kitchen with fitted units, gas fired central heating boiler

## THIRD FLOOR

### ***Rear Outlet***

### ***Flat 6 – Rental Income £600 pcm;***

Hall  
Lounge  
Bedroom  
Shower room, WC  
Kitchen with fitted units, gas fired central heating boiler

## THIRD FLOOR

### ***Flat 7 – Rental Income £500 pcm;***

Separate WC  
Stairs to;  
Lounge  
Bedroom  
Bathroom (with over bath shower),  
Kitchen with fitted units, gas fired central heating boiler

## OUTSIDE

Front paved area.

Enclosed rear yard with meter shed – door to back lane. External staircase from first floor half landing.

## SERVICES

Mains services are installed and each flat is served by an individual gas fired central heating system. A fire precautions system has been installed.

## LEGAL COSTS

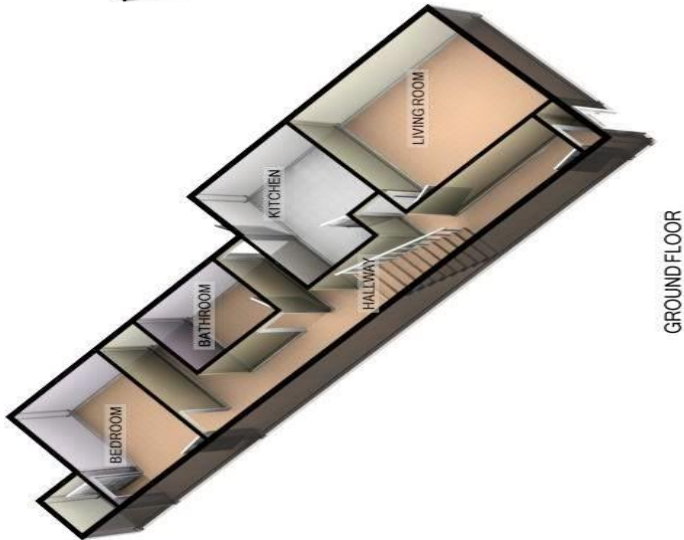
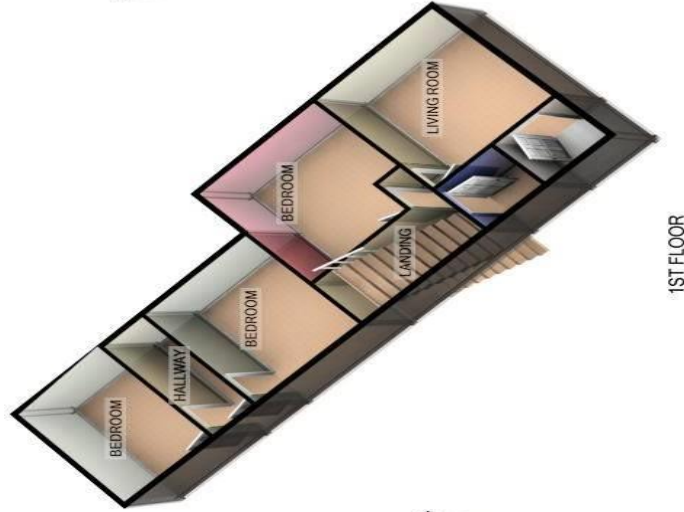
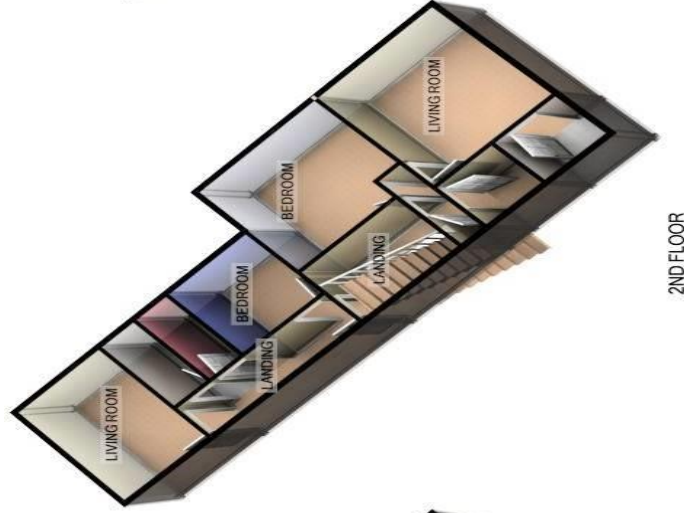
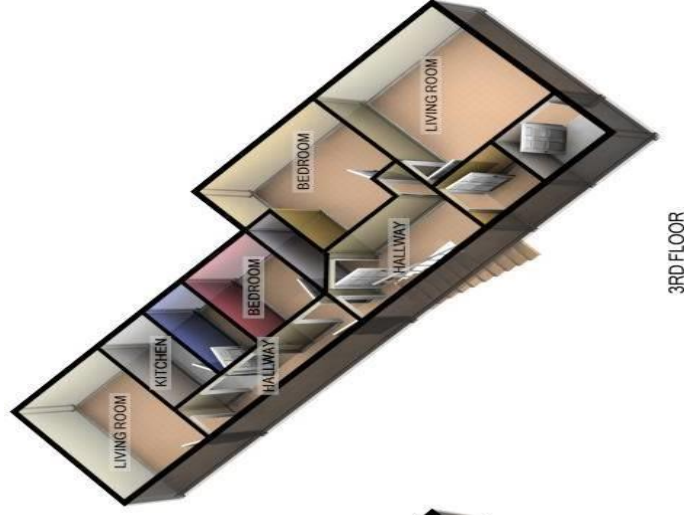
Each party to bear their own legal costs.

## VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.



FLOOR PLAN OVER...



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