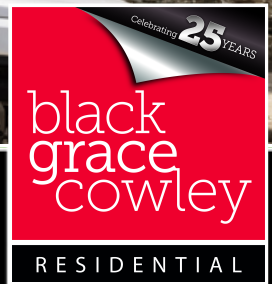




ASKING PRICE

£2,575,000



THE DETAILS



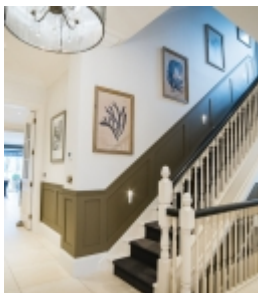
4



5



7



Number 3, Derby Square
Douglas
£2,575,000

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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

PROPERTY DETAILS FOR
Number 3, Derby Square, Douglas



PROPERTY DETAILS FOR
Number 3, Derby Square, Douglas



PROPERTY DETAILS FOR
Number 3, Derby Square, Douglas



PROPERTY DETAILS FOR
Number 3, Derby Square, Douglas



PROPERTY DETAILS FOR
Number 3, Derby Square, Douglas



PROPERTY DETAILS FOR
Number 3, Derby Square, Douglas



PROPERTY DETAILS FOR
Number 3, Derby Square, Douglas



PROPERTY DETAILS FOR
Number 3, Derby Square, Douglas



PROPERTY DETAILS FOR
Number 3, Derby Square, Douglas



e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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

THE DESCRIPTION

- Generously proportioned Living and Entertainment areas
- Accommodation extends to approximately 8000 sq ft arranged over five floors
- Presented in immaculate decorative order throughout
- 4 sumptuous En Suite Bedrooms (2 with Dressing Rooms)
- High specification Living Kitchen and Dining Area
- Self-contained one Bedroom Apartment occupying the entire top floor
- Extensive balconies offer stunning panoramic sea views over Douglas Bay
- Gymnasium with Steam Room and changing area
- Lift access to all five floors

THE PROPERTY

Completed in 2015 to exacting specification Number 3 Derby Square provides generously proportioned light filled living and entertainment spaces matched to sumptuous bedroom accommodation and a self-contained one bedroom apartment occupying the entire top floor, while extensive balconies offer far reaching sea views.

Presented in immaculate decorative order throughout the property is located in an attractive garden square within easy walking distance of all the capital's amenities, as well as the finance and business sector. Enjoying panoramic views over Douglas Bay, the accommodation extends to approximately 8000 sq ft arranged over five floors.

Combining formal living, entertaining and study spaces with a more informal but equally high specification living kitchen and dining area, the flexible layout is ideally suitable for a variety of modern day living requirements and is distinguished by a strong sense of space and light.

A unique bespoke boot room and laundry area is accessed directly from the three car integral garage, while a gymnasium with steam room and changing area complete the lower ground floor accommodation. Occupying the first floor are a spacious living room with balcony enjoying far reaching sea views, a media room and home office.

Bedroom accommodation features an elegant master suite of bedroom, walk in dressing room and bathroom, along with two further en-suite bedrooms.



PROPERTY DETAILS FOR

Number 3, Derby Square, Douglas

A self-contained one-bedroom apartment suite occupies the whole of the top floor and enjoys extensive sea views.

BUILDING

- Five storey Georgian Style townhouse extending to 8000 sq ft completed in 2015
- Construction; steel frame and structural insulated panels (SIPs) with block cladding
- Insulated to twice the Building Regulation requirements
- Ground floor ceiling height 3 metres
- 6 person/400kg lift to all floors
- Crucial Trading carpeting and porcelain tiling
- Farrell and Ball/Zoffany paints
- Villeroy and Boch sanitaryware
- Shutters and electric blinds fitted
- Millboard external decking
- Hormann insulated garage door

ELECTRICAL

- 3 Phase provided
- Twin tariff (low night) to enable eco car charging
- LED lighting throughout
- Motion activated stair lights
- 2 X 11kw electric car charging points (inside and outside garage)

HEATING

- Worcester CD40 gas fired boiler providing heating to 16 programmable zones each provided with wall mounted thermostats
- Basement, ground floor and first floor provided with underfloor heating, second and third floors with radiators fitted with thermostats
- 2 x CVO Fire Venezia 130 high efficiency balanced flue gas fireplaces (Kitchen and Lounge)
- Amerec Steam generator for steam room

e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645555

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

PLUMBING AND HEAT RECOVERY

- 2 x gas fired Rinai 1500 water heaters able to provide hot water on demand from a single tap to simultaneous operation of all showers. The system incorporates a secondary return pumped circuit ensuring hot water is circulated around the system to minimise delay in delivery of hot water at any outlet. The units operate automatically and with a timer.
- 4 x Villavent mechanical heat recovery systems have been fitted and which provide fresh air continuously whilst extracting waste air through heat exchangers to minimise heat loss. During summer, the units can be put into full by-pass providing cooling with outside air. One unit in the basement is linked to a humidity stat and will kick in if the relative humidity in the drying room reaches 60%.

FIRE PROTECTION AND SECURITY

- Fire detection and alarm provided throughout together with Greenflow EP sprinkler system with 54 heads throughout the house capable of supplying 132 ltrs/minute. Intruder alarm system fitted with Siemens SPC5320 control panel and dual technology motion detectors with a self-contained bellbox on the front elevation.

KITCHEN AND PANTRY

- Bespoke cabinetry fully fitted with Gaggenau appliances:-
- 2 self-cleaning ovens
- 1 induction hob
- 1 gas hob
- 2 x warming drawers
- 1 x microwave (plus 1 in apartment)
- 1 x coffee machine (plus 1 in apartment)
- 2 x fridge/freezers
- 3 x Belfast sinks

COMMUNICATIONS AND ENTERTAINMENT

- Cat 5 cabling throughout
- 9 x SONOS systems
- Wi-Fi repeaters on each floor



PROPERTY DETAILS FOR

Number 3, Derby Square, Douglas

- BenQ LASER 4K/UHD Cinema projector
- Future Automation ceiling mount
- 110” Acoustically transparent woven screen
- 7-1-4 surround sound system
- Paradigm CI Pro in-wall LCR front speakers Paradigm CI Pro in-wall surround and rear speakers
- Colour matched speaker grilles
- Anthem MRX 1120 4K/Dolby Atmos AV Receiver 4k/UHD
- 18Gbs HDMI Cables
- CAT6 Cable
- Vicoustic wall panels to rear

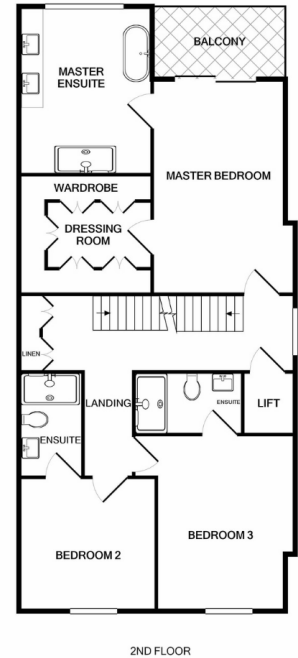
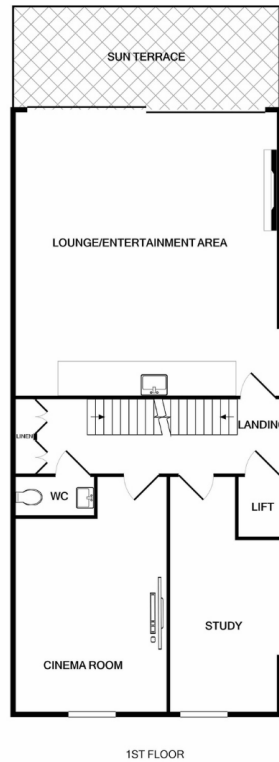
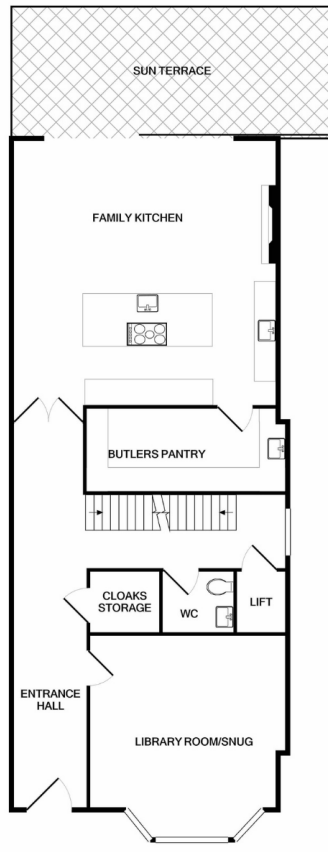
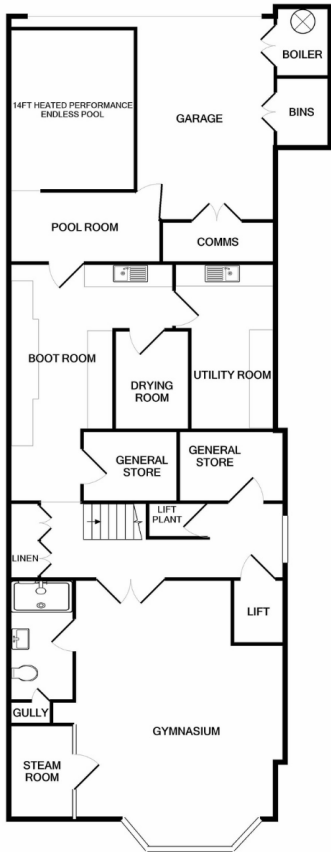
SWIMMING POOL

- 14 ft Performance Endless Pool, heated
- Automatic retractable security cover
- Hydraulic treadmill
- UV Sanitiser
- Underwater lights
- Insulated pool room with Millboard cladding

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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

FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



PROPERTY DETAILS FOR

Number 3, Derby Square, Douglas

Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

e: hello@blackgracecowley.com | **w:** blackgracecowley.com | **t:** +44 (0) 1624 645555

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