



ASKING PRICE

£495,000



## THE DETAILS



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**87 Majestic Apartments**  
**King Edward Road, Onchan**  
**£495,000**

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



















# 87 Majestic Apartments, King Edward Road, Onchan



## THE DESCRIPTION

- Magnificently situated first floor apartment with sea views
- Faultless decorative order throughout
- Imposing communal Entrance Hall with lift to all floors
- Living Room/Dining Room featuring a spacious Balcony
- Overlooking manicured communal gardens and coast
- Lavishly appointed Kitchen, 2 Bedrooms, En Suite Wet Room
- Family Bathroom and Cloakroom, generous storage throughout
- Extensive well maintained communal grounds features seating areas, a pagoda and pond
- Garage plus dedicated parking and visitor parking

## THE PROPERTY

### DIRECTIONS

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.

### 'L' SHAPED HALL (APPROX 20'6 X 11'7)

Two double built-in coat cupboards, walk-in wardrobe/store room and utility/store room with plumbing for washing machine and Heatrae Sadia Megaflo 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 Megaflo hot water cylinder, linen cupboard above, part tiled walls.

### MAGNIFICENT LIVING ROOM/DINING ROOM (APPROX 19' X 18'2)

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



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### OPEN-PLAN KITCHEN (APPROX 10'4 X 6'3)

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 (APPROX 16'5 X 15'5)

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 rain shower, 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 (APPROX 12'11 X 10')

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

CCTV entry system. Generous storage. Garage plus dedicated parking space. Extensive communal landscaped gardens.

### GARAGE

Garage with electrically operated roller door plus allocated parking space.

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### SERVICES

All mains services installed. Electric heating and double glazing.

### SERVICE CHARGE

£3612.00 per annum. Ground rent: £20 Rateable value: £186. Rates payable: £1648.88.

### TENURE

The tenure is leasehold – 981 years unexpired

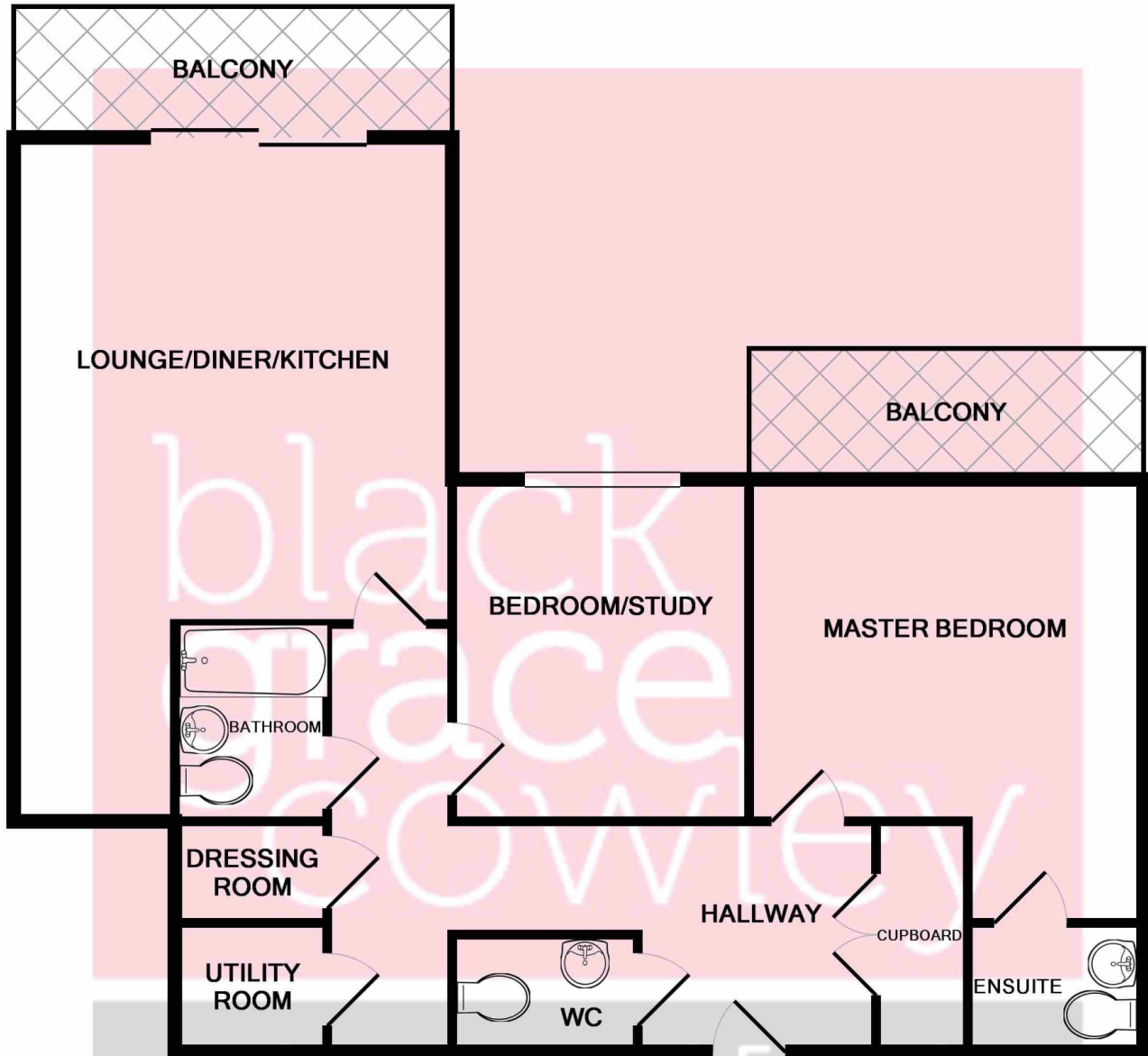
### POSSESSION

Vacant possession on completion of purchase.

### VIEWINGS

By appointment through the agent, Black Grace Cowley.

## 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  
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