



ASKING PRICE

£269,950



THE DETAILS



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2 Fuchsia Lane

Douglas

£269,950

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

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

PROPERTY DETAILS FOR
2 Fuchsia Lane, Douglas



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THE DESCRIPTION

- Purpose built ground floor 2 Bedroom apartment in over 50's development
- Close to all local amenities to include the doctor's surgery, family pub, chemist and Spar
- Fully refurbished to a high standard throughout, including new Kitchen and Bathroom
- Lounge/Dining Room, Kitchen, 2 double Bedrooms and Shower Room
- Gas fired central heating and double glazing
- Off road parking with single Garage
- No onward chain

THE PROPERTY

Black Grace Cowley is delighted to offer this fully refurbished, purpose-built ground floor apartment, located in a popular retirement complex, to the market. Apartment 2 features a spacious Entrance Hall, a generously sized Lounge Diner with a doorway leading to the newly fitted modern Kitchen equipped with a range of base, wall, and drawer units, an integrated electric oven with a 4-ring ceramic hob, and a pleasant garden view.

Adjacent to the Entrance Hall is the modern Shower Room, boasting a large walk-in shower cubicle with an overhead rain shower, W.C. and wash hand basin with vanity storage below, equipped with an extractor fan and a storage cupboard.

The Master Bedroom, situated to the rear overlooking the communal gardens, is adorned with fitted wardrobes. An additional double Bedroom, located at the front, also features fitted wardrobes, and offers views overlooking the gardens and Fuchsia Lane. The property benefits from well-maintained communal gardens, a single allocated car parking space, and a single Garage, which can provide additional parking if required.

2 Fuchsia Lane has recently undergone a full refurbishment, finished to the highest standard, including new carpets and flooring, as well as a new Bathroom and Kitchen. Served by gas-fired central heating and uPVC double glazing. No onward chain.

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PROPERTY DETAILS FOR

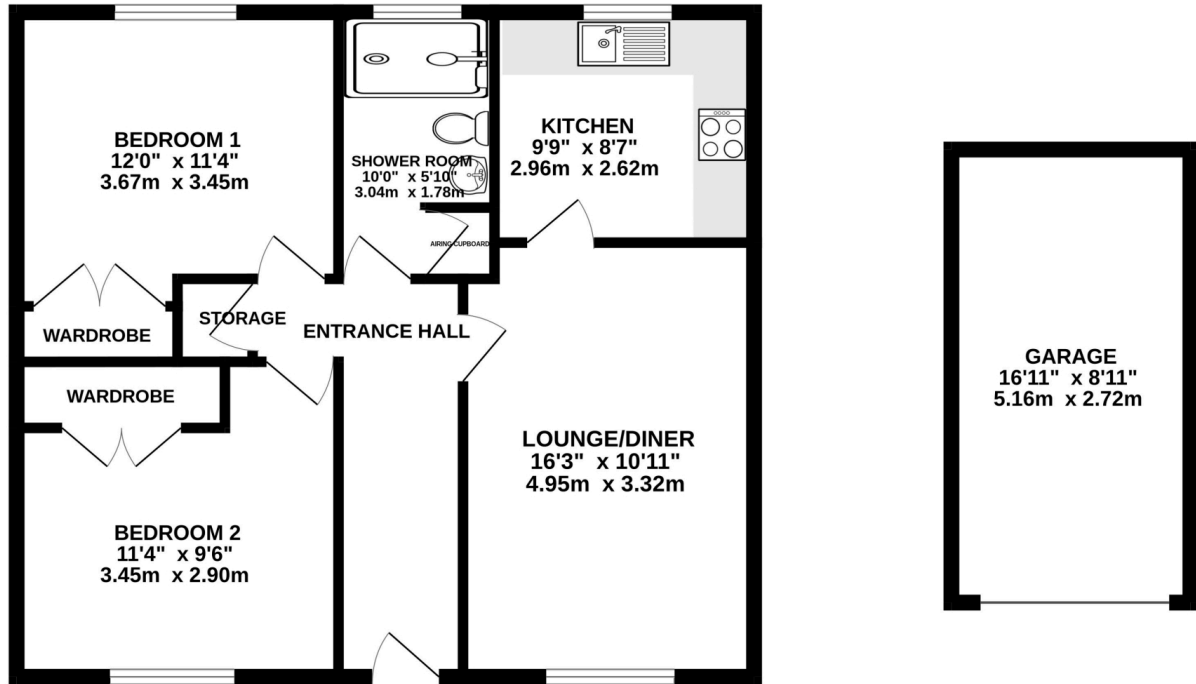
2 Fuchsia Lane, Douglas

SERVICE CHARGE AND RATES

- Service Charge: £114.00 per month (As of March 2024)
- Treasury Rates Apartment: £567.11 (2023-2024)
- Treasury Rates Garage: £43.92 (2023-2024)
- Douglas Corporation Apartment: £549.72 (2023-2024)
- Douglas Corporation Garage: £81.44 (2023-2024)

FLOORPLAN

GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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2 Fuchsia Lane, Douglas

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