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ESTATE AGENTS

ASKING PRICE

£155,000

## THE DETAILS

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Apartment 2

8 Woodville Terrace, Douglas

£155,000

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



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## Apartment 2, 8 Woodville Terrace, Douglas



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### THE DESCRIPTION

- Modern Ground Floor Apartment with sea views
- Open-plan Kitchen, Living Room, Dining
- 2 bedrooms, 1 Bathroom
- Well maintained communal areas
- Gas fired central heating, Double glazed throughout
- Cul-de-sac location, within walking distance of Douglas Promenade and Town Centre
- No onward chain

### THE PROPERTY

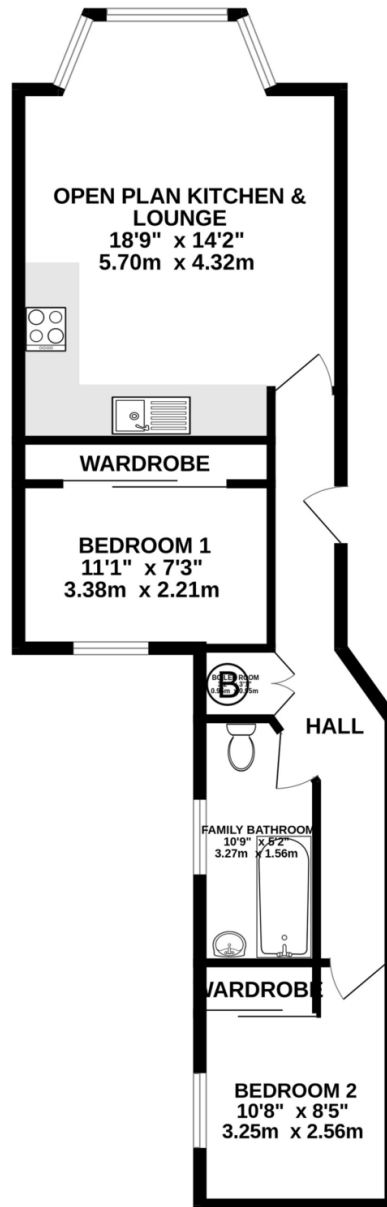
Black Grace Cowley are pleased to offer Apartment 2, 8 Woodville Terrace to the market. This modernised ground floor apartment is situated within a quiet cul-de-sac location in Douglas. The property benefits from excellent sea views. Steps provide access up to the communal entrance, off the communal hallway Apartment 2 can be found on the right hand side. Upon entering the property, there is a spacious entrance hall that stretches from the front to the rear of the apartment. Off the entrance hall, is a door into the open-plan kitchen, dining, living area, which is a lovely bay fronted room with full height uPVC double glazed windows providing sea views. The kitchen is fitted with a range of wood effect wall and base units with chrome handles, laminate worktops and tiled splashbacks, integrated oven and hob, space for washing machine and a fridge freezer. The intercom system with handset is situated in the living space. Also off the entrance hall, are two bedrooms, one at the far end of the property, which is bedroom two which has fitted wardrobes with sliding doors and a double glazed window to the side aspect. Bedroom one, situated in the middle of the apartment, has a large bank of fitted wardrobes with sliding doors and a double glazed window which looks onto the rear communal courtyard. In addition to the bedrooms, is the family bathroom, which is fitted with a modern three piece suite comprising of a panelled bath with shower over, wash hand basin with vanity unit below and WC, frosted double glazed window to side aspect.

The apartment is located within easy walking distance of Douglas Promenade, Villa Marina and Douglas Town Centre. It's also got good access to local bus routes providing access to Ramsey, Port Erin and the airport.

The property is in the process of being incorporated into a management company called Romana House Limited. The service charges are expected to be between £650 and £750 per annum. The lease will be 999 years and the purchaser will be issued with a share certificate which gives a share in the management company. Offered for sale with no onward chain.

## FLOORPLAN

GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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### 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.

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