



ASKING PRICE

£219,950



## THE DETAILS



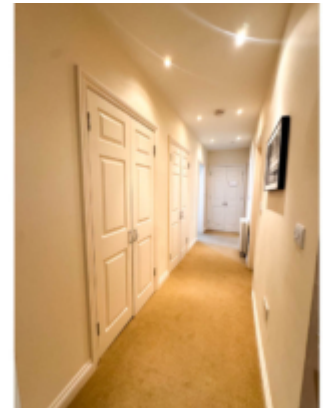
Apartment 12, Griffin House  
Douglas  
£219,950

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

## Apartment 12, Griffin House, Douglas

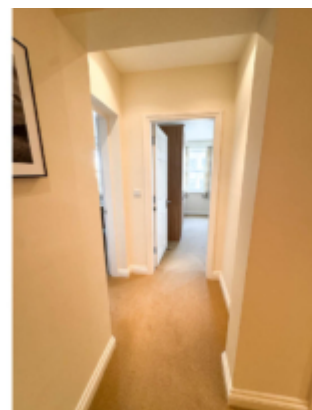
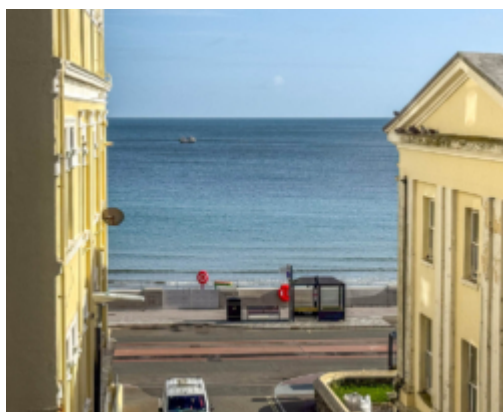


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## Apartment 12, Griffin House, Douglas

### THE DESCRIPTION

- Well presented second floor purpose built apartment in Griffin House, Douglas
- Telecom Entry System, stairs and lift to all floors
- Open plan Lounge Diner Kitchen Area with integrated appliances
- 2 double Bedrooms, Separate WC and modern Bathroom
- Sea views from Bedroom 1 and Living Room
- 2 Large Storage Cupboards plus additional Storage housing hot water cylinder
- Electric Heating and uPVC double glazing throughout
- Active Management Company
- All apartments and communal areas are fitted with smoke detectors and sprinklers
- Communal areas routinely cleaned and maintained
- Secure Bin Store in basement area
- Furniture and fixtures and fittings available if required
- No onward chain

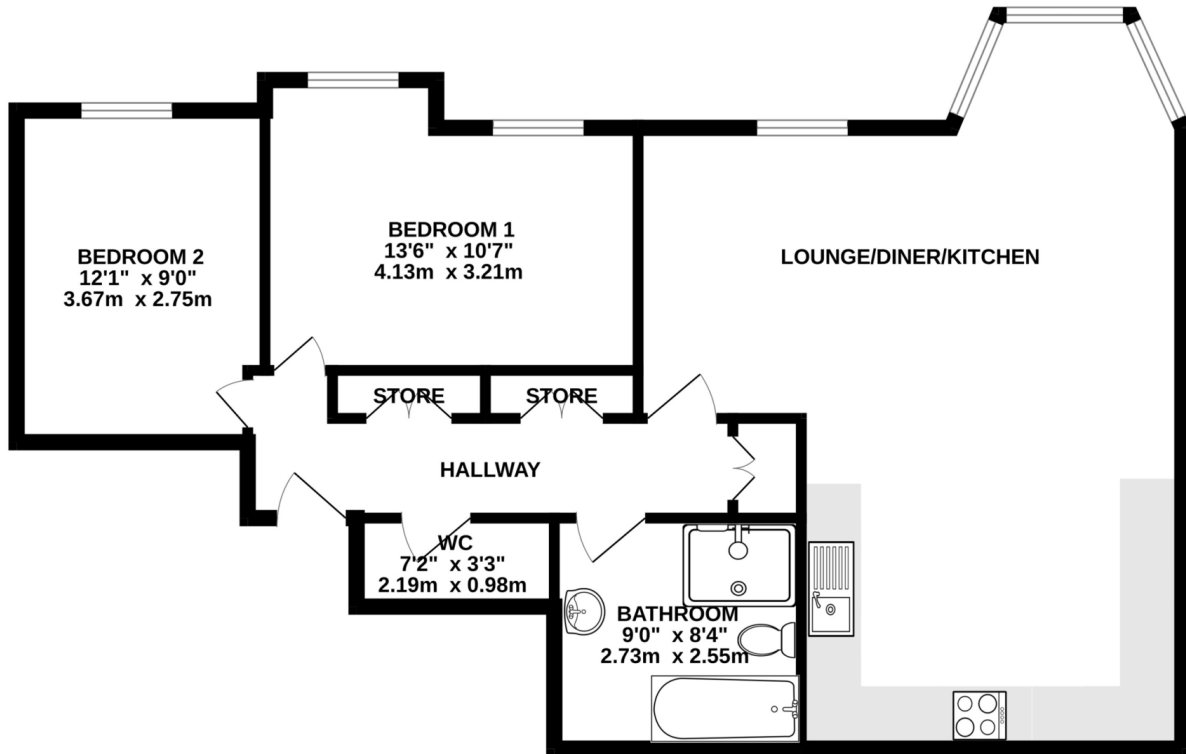
### THE PROPERTY

Black Grace Cowley are delighted to offer this spacious 2 Bedroom second floor purpose built apartment in Douglas to the market. Griffin House is located between Castlemona Avenue and Douglas Promenade. Upon entering Griffin House there is a large communal area with lift and stairs to all floors. No 12 can be found on the second floor of the apartment block. On entering the apartment there is a spacious Entrance Hall, with 2 large built in Storage Cupboards and an additional Storage Cupboard which houses the hot water cylinder. Off the hallway there are 2 good sized double Bedrooms, the larger of which has a sea view. Also off the hallway is a modern Bathroom with half tiled walls and floor, panelled bath, wash hand basin and W.C as well as a separate W.C. At the very end of the hallway there is access into a spacious open plan bay fronted Lounge Diner with an open plan Kitchen to the rear fitted with a range of Beech effect base and wall units with laminate work tops and integrated appliances to include washer dryer, dishwasher, fridge freezer, cooker and hob.

Electric heating and uPVC double glazing throughout. Service Charges £2,094 per annum (2024-2025). Furniture and fixtures and fittings available if required. Animals, birds and reptiles are not allowed under the terms of the lease.

## FLOORPLAN

GROUND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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PROPERTY DETAILS FOR

## Apartment 12, Griffin House, 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.

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