



ASKING PRICE

£99,000



## THE DETAILS



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### Apartment 3

29 Royal Avenue West, Onchan

£99,000

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





# Apartment 3, 29 Royal Avenue West, Onchan



## THE DESCRIPTION

- Top Floor Spacious Apartment
- In need of modernisation throughout
- Lounge with Bay Window, Kitchen
- 2 Bedrooms, Bathroom
- Walking distance to Port Jack and Onchan Village
- Close to local bus routes
- uPVC double glazed, Gas fired central heating
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer Apartment 3, 29 Royal Avenue West to the market. This excellent-sized top floor two-bedroom apartment is situated in an elevated position, enjoying stunning views towards King Edward Bay Golf Course across Port Jack Glen, along with uninterrupted sea views to the right-hand side.

Accessed via its own entrance from the communal hallway, stairs lead up to the fully carpeted top floor landing area. To the rear of the hallway is the kitchen/breakfast room, fitted with a range of beech-effect wall and base units, laminate worktops, a wall-mounted gas central heating boiler, integrated appliances, and a double-glazed door providing access to the rear fire escape. A new uPVC double-glazed window allows for plenty of natural light and partial views towards Queen's Promenade.

Off the landing is the family bathroom, comprising a panelled bath, wash hand basin with pedestal, and WC, together with a frosted uPVC double-glazed window to the side aspect. From the upper section of the entrance hall, a door leads into the spacious bay-fronted lounge. This bright and airy reception room benefits from three uPVC double-glazed windows, providing stunning views across Port Jack towards King Edward Bay Golf Course and out to sea, while also flooding the apartment with natural light.

Adjacent to the lounge is Bedroom Two, a generously sized single bedroom positioned to the front of the property, again enjoying views towards King Edward Bay Golf Course. The master bedroom is situated to the rear of the apartment and is a large double room featuring an alcove ideal for fitted wardrobes, together with a double-glazed rear aspect window. Also accessible off the landing is access to a good size loft, providing additional storage space.



PROPERTY DETAILS FOR

## Apartment 3, 29 Royal Avenue West, Onchan

The property requires complete modernisation internally, although it does benefit from recent external roof repairs having already been completed. Conveniently located within easy walking distance of Port Jack's local amenities and a short distance from Onchan Village, the apartment is also situated on a local bus route, providing easy access into Douglas town centre.

Offered for sale with no onward chain, this property would make an ideal first-time purchase for a buyer with a healthy deposit and refurbishment budget, or alternatively an excellent investment opportunity. Please contact Black Grace Cowley to arrange a viewing.

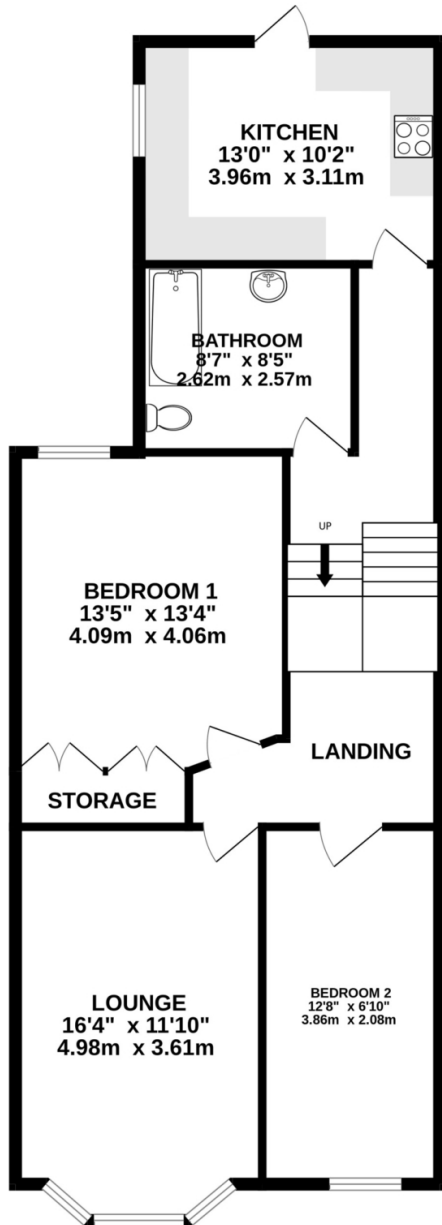
Remainder of a 999 year lease. Management company ran between the three apartment owners. Ground Rent- £1 per annum.

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# FLOORPLAN

GROUND FLOOR  
920 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 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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# Apartment 3, 29 Royal Avenue West, Onchan

## Disclaimer

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