



ASKING PRICE

£235,000

black  
grace  
cowley  
ESTATE AGENTS

## THE DETAILS



Apartment 1

16 Derby Square, Douglas

£235,000

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









PROPERTY DETAILS FOR

## Apt 1, 16 Derby Square, Douglas

### THE DESCRIPTION

- Well presented Ground Floor Duplex Apartment
- Conveniently situated just a short walk into Douglas Town Centre
- Entrance Hall, Guest WC
- Kitchen/Diner, Bayfronted Lounge
- 2 Bedrooms, Bathroom
- Lower Landing with Large Storage cupboard
- Communal Storage and Parking to the rear
- Gas fired central heating, uPVC double glazed throughout
- Viewing recommended

### THE PROPERTY

Black Grace Cowley are delighted to offer Apartment 1, 16 Derby Square to the market. Situated on the ever popular 'Derby Square' in Douglas, the apartment is conveniently situated just a short walk into Douglas Town Centre, Douglas Promenade and close to local amenities. To the front of the property there is a communal paved garden with resin path and steps leading up to the communal entrance.

Upon entering the building via the newly fitted Composite front door, which leads into the entrance porch with buzzers for the apartments. Apartment 1 is situated on the ground floor. Upon entering the apartment, there is a spacious entrance hall with stairs leading down to the lower ground floor. Off the entrance hall there is a guest WC. To the front of the apartment there is a bay fronted lounge which enjoys views over the Derby Square gardens. To the rear of the apartment there is a spacious L-shaped Kitchen/Diner, which is fitted with a range of modern white gloss wall and base units with contrasting worktops incorporating a breakfast bar. Integrated appliances include a hob and oven, the wall mounted Valliant gas boiler can also be found in the kitchen.

On the lower ground floor there is a spacious landing with a built in understairs cupboard housing the washing machine, and a u-shaped walk in storage cupboard. To the front there are two bedrooms, Bedroom 1 features a bay window and built in wardrobe. Bedroom 2 is a good size single bedroom. The family bathroom is fitted with a bath, corner shower, wash hand basin and WC. Access to the communal storage can be sought via the bathroom.

The apartment benefits from the remainder of a 999 year lease and an active management company ran by the four apartment owners. Management fees: £1,080 per annum.

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The property has been well maintained by the current vendor and includes; Electrics board updated in 2023, New uPVC double glazed windows fitted in the bedrooms, new resin path and steps and composite door.

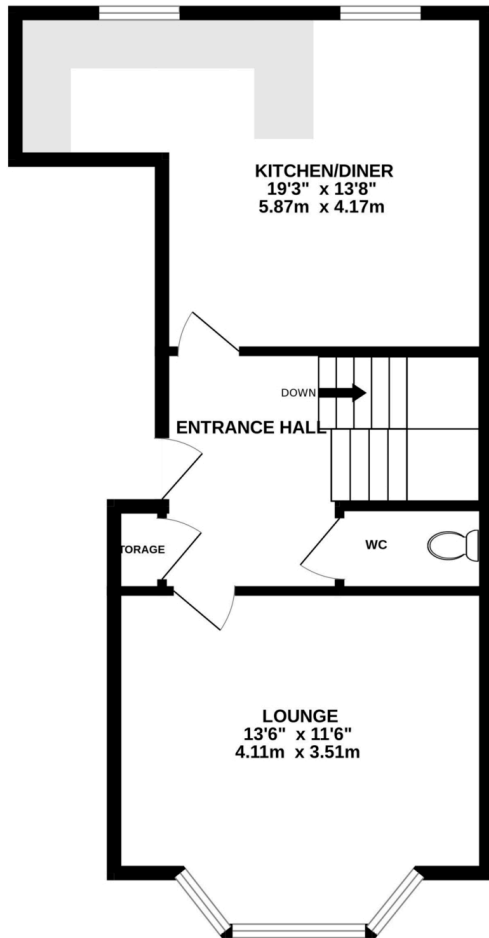
The apartment block benefits from communal parking to the rear consisting of three spaces.

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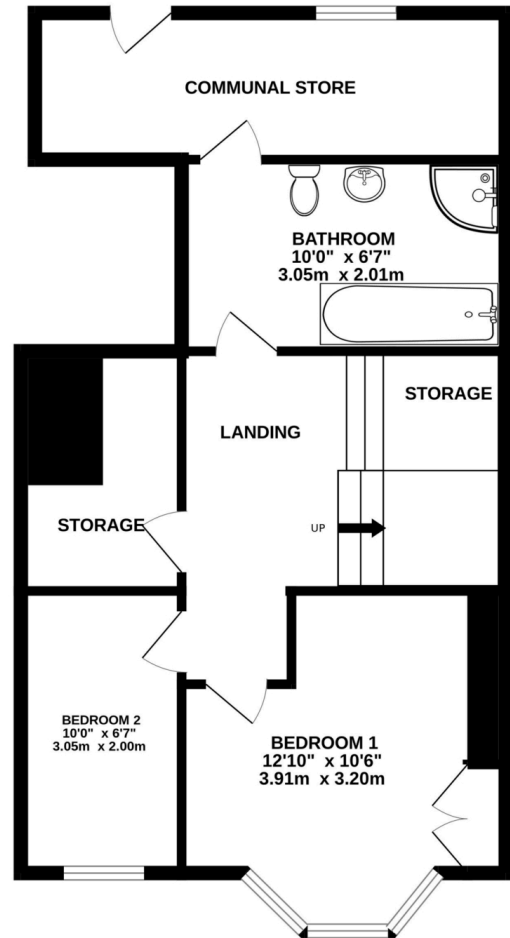
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# FLOORPLAN

GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1182 sq.ft. (109.8 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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