





SUMMARY

Attention Investors – An exciting opportunity exists to purchase the entire block which includes the freehold title of this modern, purpose built, flatted development set in central Douglas next to the heart of the city's financial and retail sectors. It comprises 3x two bedroomed apartments, 3x double garages and a communal entrance hallway and stairwell. Projected annual income is circa £40k providing a gross yield of 5.5%

FEATURES

Entire Apartment Block For Sale
 Set in Central Douglas
 3x Two Bedroom Apartments
 Each Including a Double Garage
 Excellent Condition Throughout
 Projected Income £40k
 Projected Gross Yield 5.5%

DETAIL

An exciting opportunity exists to purchase the entire block which includes the freehold title of this modern, purpose built, flatted development set in central Douglas next to the heart of the city's financial and retail sectors. It comprises 3x two bedroomed apartments, 3x double garages and a communal entrance hallway and stairwell. Projected annual income is circa £40k providing a gross yield of 5.5%



Apartment 1

A modern and fresh two bedroom apartment of approx. 885 sq ft (See floorplan). Both double bedrooms have ensuite bathrooms. The large open plan lounge and kitchen has a Juliet balcony and there is a double garage with up and over remote control door.

Apartment 2

Also a two bedroom apartment of approx. 600 sq ft (see floorplan) with open plan lounge/kitchen with Juliet balcony, bathroom with shower over and a double garage.

Apartment 3

A further two bedroom apartment of approx. 600 sq ft (see floorplan) with open plan lounge/kitchen with Juliet balcony, bathroom with shower over, the wide hall currently being utilised as additional bedroom space and there is a double garage.

The current owner will paint the internal common areas of the building and the external walls in colours chosen by the buyer prior to sale completion.

DIRECTIONS

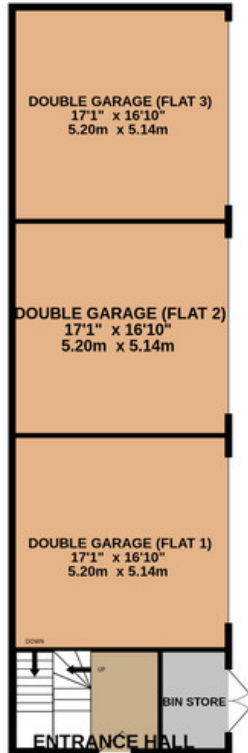
From the Sea Terminal continue into Lord Street. Turn right into Ridgeway Street. Turn left onto Prospect Hill passing the Tynwald Parliament Building. Princes Street is 5th turning on the left. No.2 is on the right side.

FURTHER INFORMATION

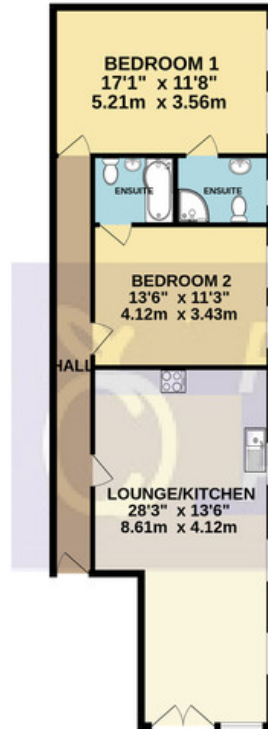
For additional details on this property, to make an arrangement to view, or to submit an offer to purchase, contact Plum Properties on hello@plumproperties.im or call 01624 820600.



ENTRANCE (GROUND FLOOR)
1000 sq.ft. (92.9 sq.m.) approx.



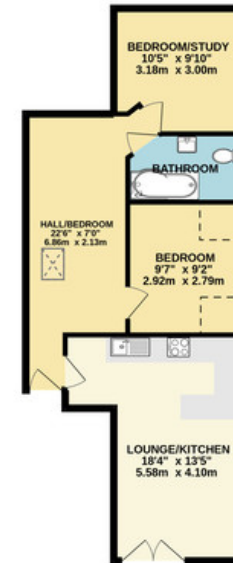
FLAT 1 (1ST FLOOR)
885 sq.ft. (82.2 sq.m.) approx.



FLAT 2 (2ND FLOOR)
603 sq.ft. (56.0 sq.m.) approx.



FLAT 3 (3RD FLOOR)
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 3085 sq.ft. (286.7 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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