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Properties



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# 1 ROCHESTER COURT

61 LOCH PROMENADE, IM1 2NB

£1,400 PER MONTH

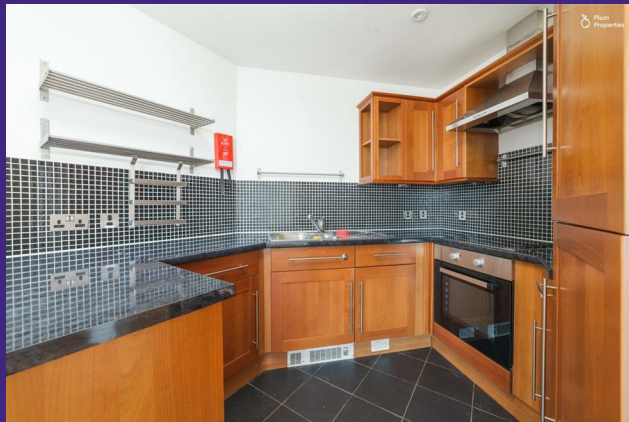
Available immediately on an unfurnished basis, a beautifully presented luxurious ground floor purpose built modern apartment commanding a prime location right at the heart of Douglas City Centre offering stunning coastal views with the business district a short walk away and the Promenade, shops, bars and restaurants as well as the Gaiety Theatre and Villa Marina on its doorstep.

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# 1 ROCHESTER COURT

• Available Immediately • Offered to Let on an Unfurnished Basis • 2 Bedrooms • Family Bathroom Operating as Jack N Jill to Master • Open Plan Accommodation • Contemporary Kitchen Area with Appliances • Delightful Sea Views from Each Room • Ground Floor Appointment • Central Location within Walking Distance to all Amenities • Access to Buildings Fitness Room Included



## Summary

Available immediately on an unfurnished basis, a beautifully presented luxurious ground floor purpose built modern apartment commanding a prime location right at the heart of Douglas City Centre offering stunning coastal views with the business district a short walk away and the Promenade, shops, bars and restaurants as well as the Gaiety Theatre and Villa Marina on its doorstep.

Rochester Court is a six storey modern purpose built apartment block comprising of 15 seafront apartments on Douglas Promenade complete with its own gym for the use of the residents.

The building offers two secure entrances, from the Promenade or via a ramped access from Castle Street. A communal Vestibule area houses mailboxes and leads to a modern and desirable communal Hall providing access to the apartment and Fitness Room with other apartment reached by the buildings lift access and staircase.

Upon entering the apartment, a range of convenient storage cupboards include a Utility Cupboard that houses a washer dryer. Opposite is a Boiler cupboard and a Cloakroom conveniently providing good storage.

The living accommodation is open plan with a curved

bay offering views out to the Promenade and coast beyond. The Kitchen comprises a generous array of attractive wall and base units complemented by a contrasting counter top. Appliances include an electric oven with hob and matching extractor as well as an integrated dishwasher and full height fridge freezer.

Two Bedrooms each offer delightful views across Douglas Bay, and both offer attractive fitted storage units. The principal Bedroom incorporates access to a Jack N Jill Bathroom also accessed from the Hallway. This fully tiled room comprises a bath with shower over, contemporary vanity wash basin and WC.

## Additional Information

- uPVC Double Glazing
- Efficient Electric Storage Heating
- New Oven, Hob & Extractor to be Installed
- Costs of Replacing/Repairing Washer/Dryer sits with the Tenant
- Walking Distance to Business, Retail, Leisure and Culture Areas
- Sorry, No Pets

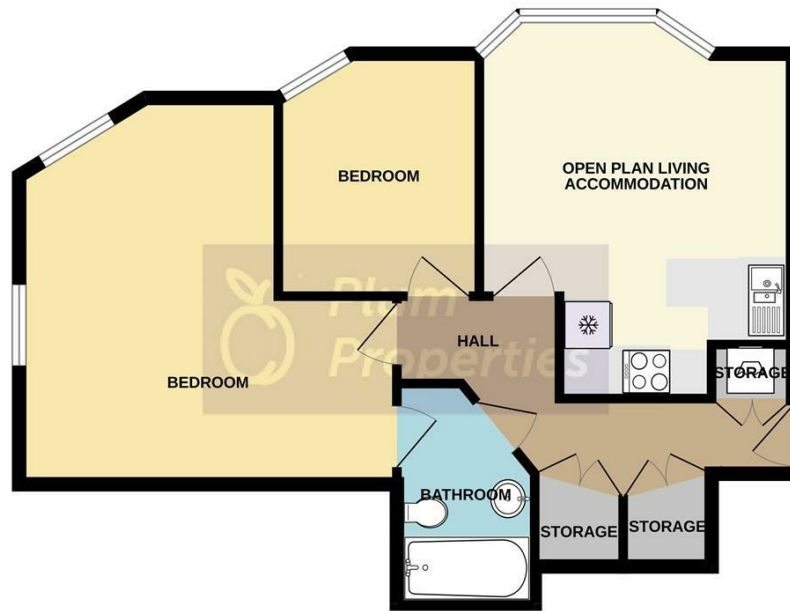
## Directions

From the Sea Terminal travel in a northerly direction along Loch Promenade, and the apartment block can be found at the first Roundel on the junction with Church Road Marina.

# 1 ROCHESTER COURT



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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