



## 44 PICCADILLY COURT QUEENS PROMENADE DOUGLAS, IM2 4NS

**£230,000**  
**LEASEHOLD**

A well presented purpose built two bedroom apartment conveniently located on Douglas Promenade and within an easy walk to the local amenities. Appointed on the third floor, its elevated position offers enviable coastal views across Douglas Bay and beyond.



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• Purpose Built Modern Coastal Apartment • Stunning Views Across Douglas Bay • Appointed on Third Floor with Lift Access • Two Double Bedrooms each with Built in Wardrobes • Recently Installed Fitted Kitchen • Expansive Open Plan Lounge Diner with Bay Window • New Family Bathroom with P Shaped Shower Bath • Communal Off-Road Car Park at Rear • Sold Chain Free and Fully Furnished • Available for Sale with Long Term Sitting Tenant keen to Extend the Existing Lease



## Overview

Nestled on the picturesque Queens Promenade in Douglas, this well-presented modern apartment offers a delightful blend of comfort and stunning coastal views across Douglas Bay. Situated on the third floor, the property is easily accessible via a lift, ensuring convenience for all residents and is offered for sale inclusive of all of the furnishings.

Spanning an impressive 721 square feet, the apartment features two spacious double bedrooms, each thoughtfully equipped with built-in wardrobes, providing ample storage space. The expansive open-plan lounge and dining area is a highlight of the home, accentuated by an attractive bay window that invites natural light and showcases the breathtaking coastal scenery.

The recently fitted modern kitchen is both stylish and functional, making it a joy for culinary enthusiasts. There are ample wall and base units in an attractive white gloss with contrasting counter top. Appliances include an electric oven and hob, fridge and washing machine. In addition a recently installed gas fired boiler still has four years remaining on its warranty.

Additionally, the newly fitted family bathroom boasts a P-shaped shower bath, offering a perfect blend of relaxation and practicality enhanced by attractive new flooring. For added convenience, an airing cupboard

provides extra storage solutions.

Residents will appreciate the large communal car park located at the rear of the property, which offers ample parking spaces. The building is well-maintained by an active management company, ensuring that both the exterior and communal areas are kept to an excellent standard.

The apartment is currently let to a long term sitting tenant who is paying £945pcm and has expressed a desire to extend the current lease which is operating on a rolling monthly basis. Due to the arrangements with the lease, the property can equally be sold vacant possession as required.

This apartment is an ideal choice for those seeking a contemporary living space with the added benefit of stunning views and a vibrant coastal lifestyle. Whether you are looking to buy or invest, this property promises a comfortable and enjoyable living experience in the heart of Douglas.

## Additional Information

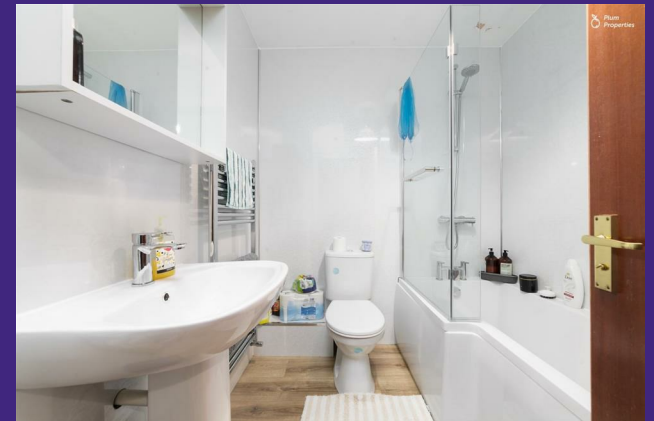
- Excellent Investment Opportunity
- Long Term Sitting Tenant Paying £945pcm
- Rolling Monthly Lettings Contract which Tenant is Keen to Extend
- Lease is Subject to a Rent Increase Upon Renewal
- Offered for Sale Inclusive of Furnishings



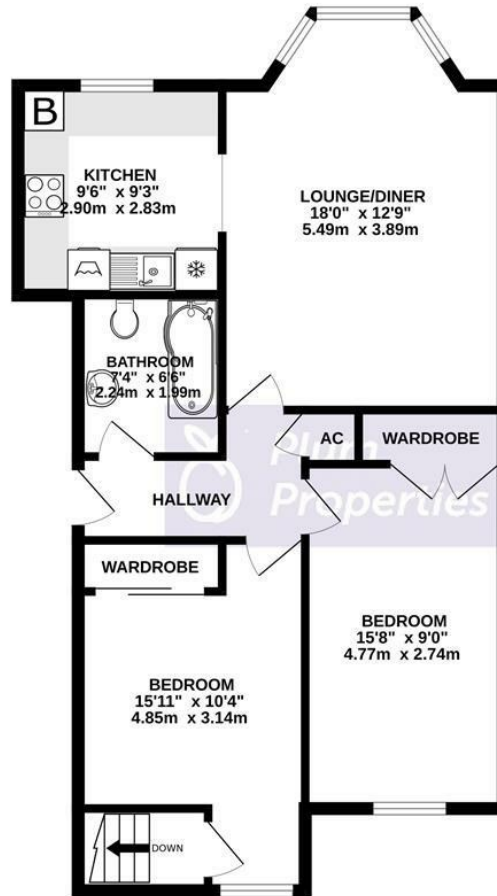
- Fibre Broadband Installed
- Secure Telephone Entry System
- uPVC Double Glazed
- Gas Fired Central Heating with Recently installed Boiler
- Off-Road Parking
- Lift Access
- Convenient Location for Beach, Shops, Bars and Restaurants

#### Directions

Travelling along Douglas promenade in a northerly direction from the sea terminal, travel past both roundels and continue until reaching Queens Promenade whereby Piccadilly Court can be found immediately before the Queens pub.



GROUND FLOOR  
721 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (66.9 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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