



## FLAT 2, 142 BUCKS ROAD

DOUGLAS, IM1 3AJ

**£139,950**  
LEASEHOLD

Attention first time buyers. A well presented one bed duplex flat with distant coastal views located in the heart of Douglas within a short walk of the business district, shops and bars



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- Well presented duplex flat • Flat entrance appointed on first floor • One spacious bedroom • Contemporary shower room • Cosy lounge/study • Spacious dining kitchen • Attractive modern fitted kitchen • Delightful sea views • Convenient location for town centre • Affordable management fees



### Overview

Nestled in the vibrant heart of Douglas city centre, this charming one-bedroom duplex flat on Bucks Road presents an excellent opportunity for first-time buyers. The property boasts contemporary fixtures throughout, ensuring a modern and comfortable living experience.

Accessed through a secure entry door, the flat is located on the first floor, where you will find a generously sized double bedroom situated at the rear of the property. This positioning guarantees a tranquil atmosphere, perfect for restful nights. Adjacent to the bedroom is an attractive shower room, featuring a corner shower cubicle, a stylish vanity wash basin, and a WC, all designed with modern aesthetics in mind.

A private internal staircase leads you to the upper floor, where a delightful lounge awaits. This quaint space is versatile, serving as a cosy retreat or a potential work-from-home area. With the appropriate permissions, it could also be opened up to connect with the spacious dining kitchen located behind. The contemporary fitted kitchen is bright and airy, offering stunning views across to Douglas Bay, making it an ideal spot for culinary enthusiasts.

The management of the building is handled by the residents, ensuring that fees remain cost-effective

while fostering a sense of community. This well-presented flat not only offers a comfortable living space but also places you within easy reach of all the amenities that Douglas has to offer. Whether you are looking to invest in your first home or seeking a charming retreat in the Isle of Man, this property is certainly worth considering.

### Additional Information

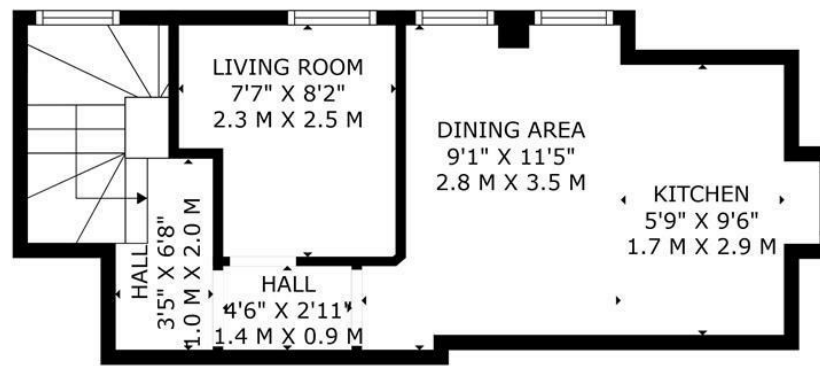
- Gas fired central heating
- Double glazing
- Delightful distant coastal views
- Ideal property for first time buyers
- Conveniently located for shops, bars, restaurants and business district all within a short walk
- Bus stop directly outside

### Directions

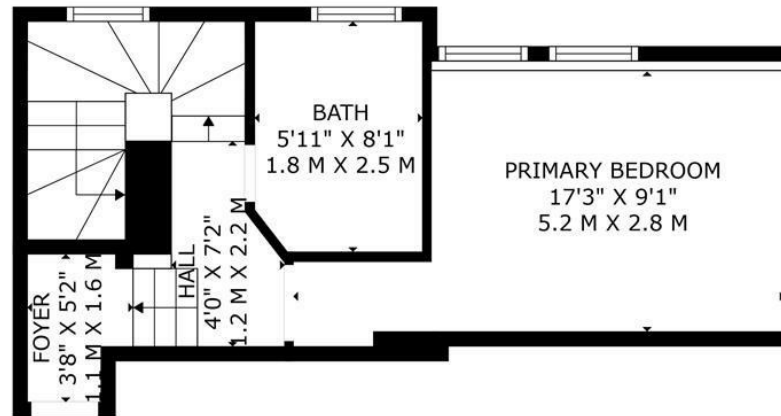
Travelling out of Douglas city centre up Prospect Hill, continue through the traffic lights and onto Bucks Road. Proceed to the next set of lights at the junction with Windsor Road where the property can be found on the right hand side immediately above Premier Kitchens.







FLOOR 2



FLOOR 1



**TOTAL: 561 sq. ft, 52 m2**  
 FLOOR 1: 284 sq. ft, 26 m2, FLOOR 2: 277 sq. ft, 26 m2  
 EXCLUDED AREAS: BAY WINDOW: 5 sq. ft, 0 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements