



## 1A ATHOLVILLE CASTLE DRIVE DOUGLAS, IM2 4LX

£1,100 PER MONTH

Available immediately, a fully renovated light and bright basement flat located just off Douglas promenade.

Offered for let on an unfurnished basis with a newly fitted kitchen, appliances, bathroom and flooring throughout, the flat has been painstakingly improved to include new electrics, plumbing, has been tanked, fully insulated and sound proofed.



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• Newly Renovated Basement Flat to Exceptional Standard • Tanked, Insulated and Sound Proofed • New Plumbing and Electrics Throughout • 2 Double Bedrooms • Contemporary Family Bathroom • Open Plan Living Accommodation • Newly Installed Fitted Kitchen with Premium Appliances • New Flooring Throughout • Large Tilt & Turn Windows Providing Excellent Private Access • Available immediately on an unfurnished basis



## Overview

Idyllically positioned on Castle Drive, Douglas, this stunning newly renovated basement flat presents an exceptional opportunity for those seeking a modern and low-maintenance living space. Spanning an impressive 805 square feet, this property has undergone a comprehensive refurbishment to the highest standards, ensuring a comfortable and stylish home.

Conveniently located just off the picturesque promenade and facing the historic Castle Mona building, Altholville is an elegant and imposing residence comprising 11 flats which has recently benefitted from extensive improvements, enhancing the building for all residents to enjoy.

The basement flat has been fully modernised to exacting standards throughout, having been tanked, fully insulated and sound proofed as well as new electrics and plumbing.

Upon entering the building, you are greeted by an attractive communal area, fully tiled and equipped with an elevator providing access to all floors, including the basement where this flat is situated. A private staircase at the rear of the foyer leads directly to flat 1a.

Inside, the flat boasts an inviting inner hallway that

opens into a spacious open-plan living area, perfect for socialising. Custom-built steps in the lounge lead to a large tilt-and-turn window, offering a secure exit and a practical means to bring larger items into the flat, such as furniture. The contemporary kitchen is newly installed and comes complete with modern appliances, including an electric oven, hob, freestanding fridge freezer, and washing machine.

The property features two generous double bedrooms, with one room also benefiting from a large tilt-and-turn window that floods the space with natural light. The contemporary family bathroom is well-appointed, featuring a bath with a shower over, a WC, and a wash basin.

This flat is offered for let on an unfurnished basis and available immediately, makes it an ideal choice for those looking to move in without delay. With its prime location and modern amenities, this property is a must-see for anyone seeking a stylish home in Douglas.

## Additional information

- Unfurnished
- Available Immediately
- Gas Fired Central Heating
- Double Glazed
- Large Tilt and Turn Windows
- Tanked, Insulated & Sound Proofed

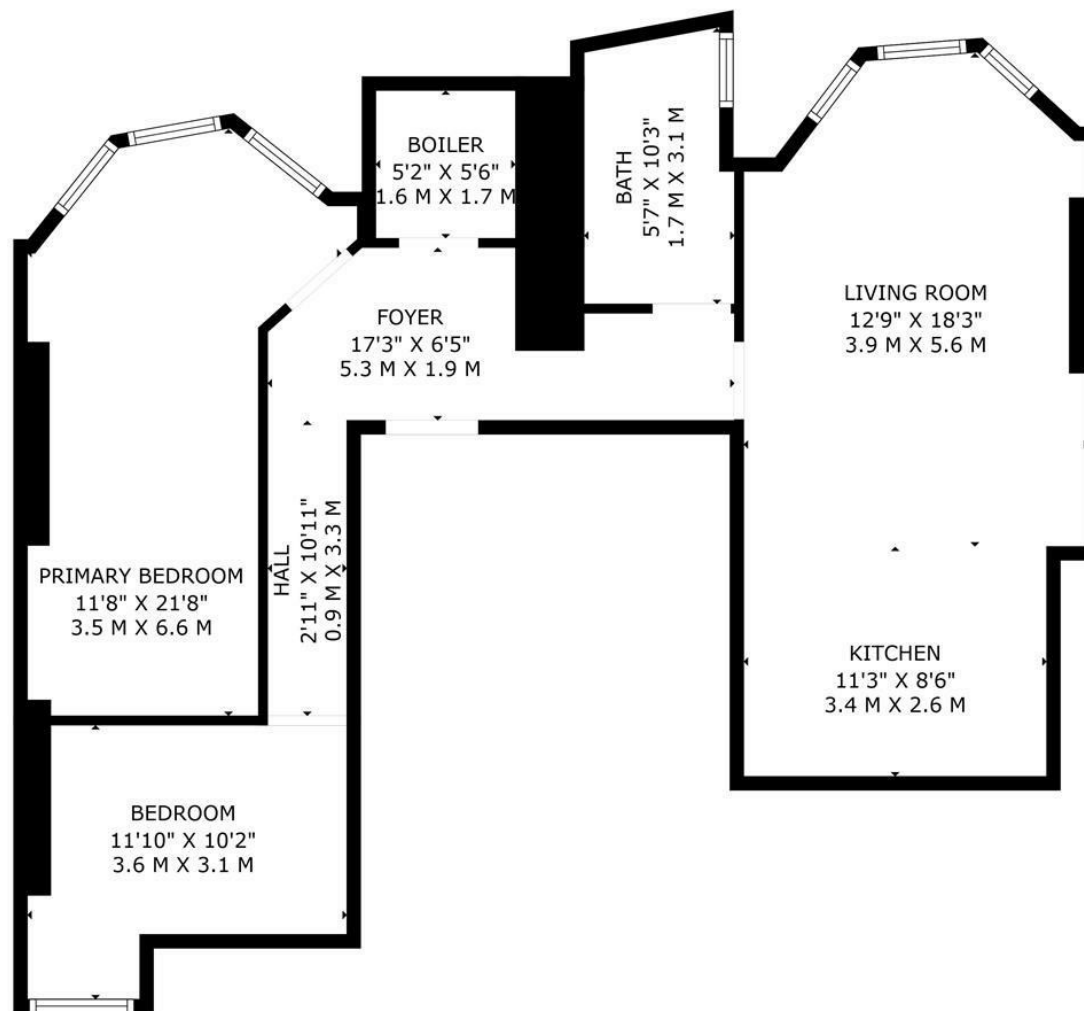


- New Plumbing and Electrics
- Lift Access

### Directions

From the Sea Terminal travel along the promenade in a northerly direction passing both roundels. After passing Broadway, take the fourth turning on the left onto Empress Drive and follow the one way system around and down onto Castle Drive where Atholville can be found on the right hand side directly opposite the Castle Mona building.





**TOTAL: 805 sq. ft, 75 m2**  
 FLOOR 1: 805 sq. ft, 75 m2  
 EXCLUDED AREAS: BOILER : 28 sq. ft, 3 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