



154, SPECTRUM APARTMENTS

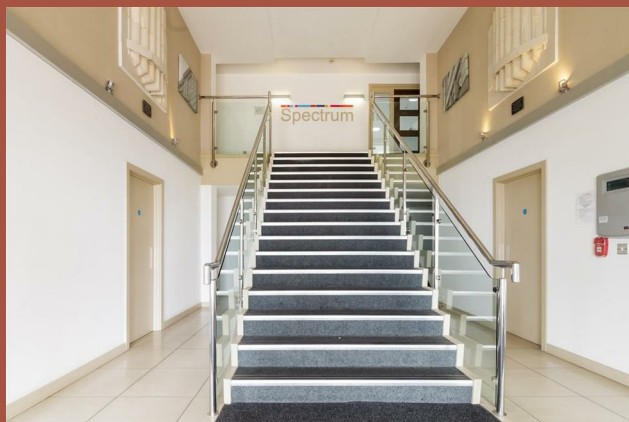
DOUGLAS, IM2 4JL

£225,000
LEASEHOLD

Luxury top floor 1-bed unfurnished apartment in the popular Spectrum development situated at the heart of Douglas Promenade, with the beach and sea on its doorstep, and within easy walking distance of Douglas town centre and business district. No Onward Chain.



- No Onward Chain • Top Floor Luxury Apartment • Large Open Plan Living Space • Generous Balcony with Courtyard Views • Contemporary Walnut Kitchen, Integrated White Goods • En Suite Bedroom with Dressing Area • Separate Study • Allocated Secure Parking Space



SUMMARY

Luxury top floor apartment in the popular Spectrum development situated at the heart of Douglas Promenade, with the beach and sea on its doorstep, and within easy walking distance of Douglas town centre and business district.

This unfurnished apartment is available immediately and benefits from a double bedroom with dressing area that is currently being used as a home office and gym, Jack n Jill en suite bathroom, large open plan living space, study that is being used as a bedroom, private balcony and an allocated secure parking space.

DIRECTIONS

From the sea terminal travel along the Promenade, past the Villa Marina and the property can be found on the left hand side immediately after the Empress Hotel.

HALLWAY

Entrance hallway that houses a utility cupboard, which stores the megaflo water cylinder, Indesit washing machine and general storage space. The hallway has carpeted floor covering, electric storage radiator, recessed spotlights, telephone entry system and smoke alarm.

LOUNGE DINING KITCHEN

Large open plan light and bright living space, with fully fitted modern kitchen, space for a

dining table and patio doors that open out onto a generous private balcony.

The kitchen area benefits from contemporary soft closing white base and wall units with a contrasting American walnut work surface and matching flooring. Stainless steel sink with mixer tap and drainer. Siemens electric oven with electric hob and stainless steel extractor hood. Integrated fridge freezer. Brushed chrome sockets and switches. Recessed spotlights and a smoke alarm.

The remainder of the living space has a biscuit carpeted floor covering. The room is heated by multiple electric storage heating, and lit by pendant lighting.

STUDY

Flexible space that could be utilised as a study, games room or additional storage. Biscuit coloured carpeted floor covering with electric storage radiator and pendant lighting.

BEDROOM

Large windows overlooking the balcony and courtyard area. Biscuit coloured carpet floor covering, electric storage radiator and pendant lighting. Opening to a dressing area, and door leading to En Suite bathroom.

DRESSING ROOM

Carpeted area with pendant lighting. Full length clothes rail.

ENSUITE BATHROOM

Modern bathroom with large panelled wall concealing a spacious storage cupboard and the wc cistern. Tall inset mirrors and wall mounted chrome towel radiator. Multiple spotlights. Tiled flooring. Bath with side taps and handheld shower. Pedestal sink with chrome mixer tap. WC. Accessed by both the bedroom and hallway.

BALCONY

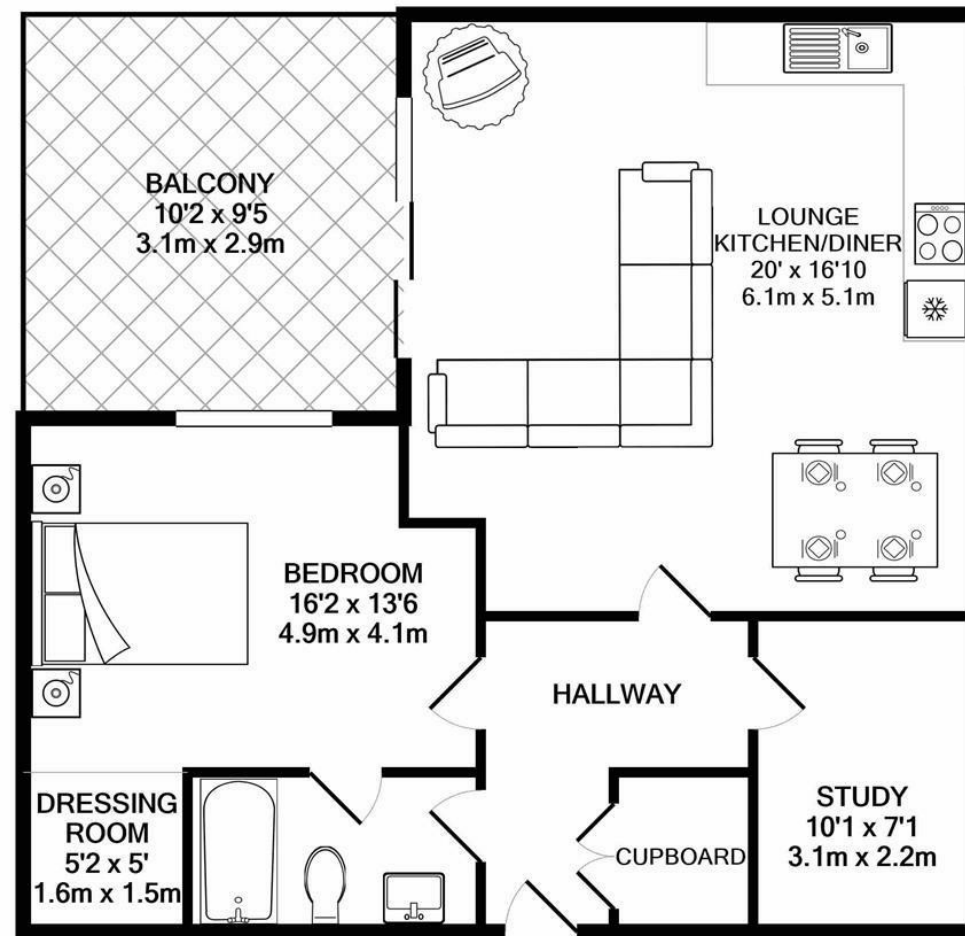
Spacious top floor balcony accessed via patio doors from the lounge, with ample room for a table and chairs. Safety railings and paved flooring. Pleasant aspect over the courtyard.

OUTSIDE SPACE

Large open communal courtyard with water feature, green space and multiple seating areas.

Underground secure car park, with one car parking space allocated to the property, Space number 194





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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