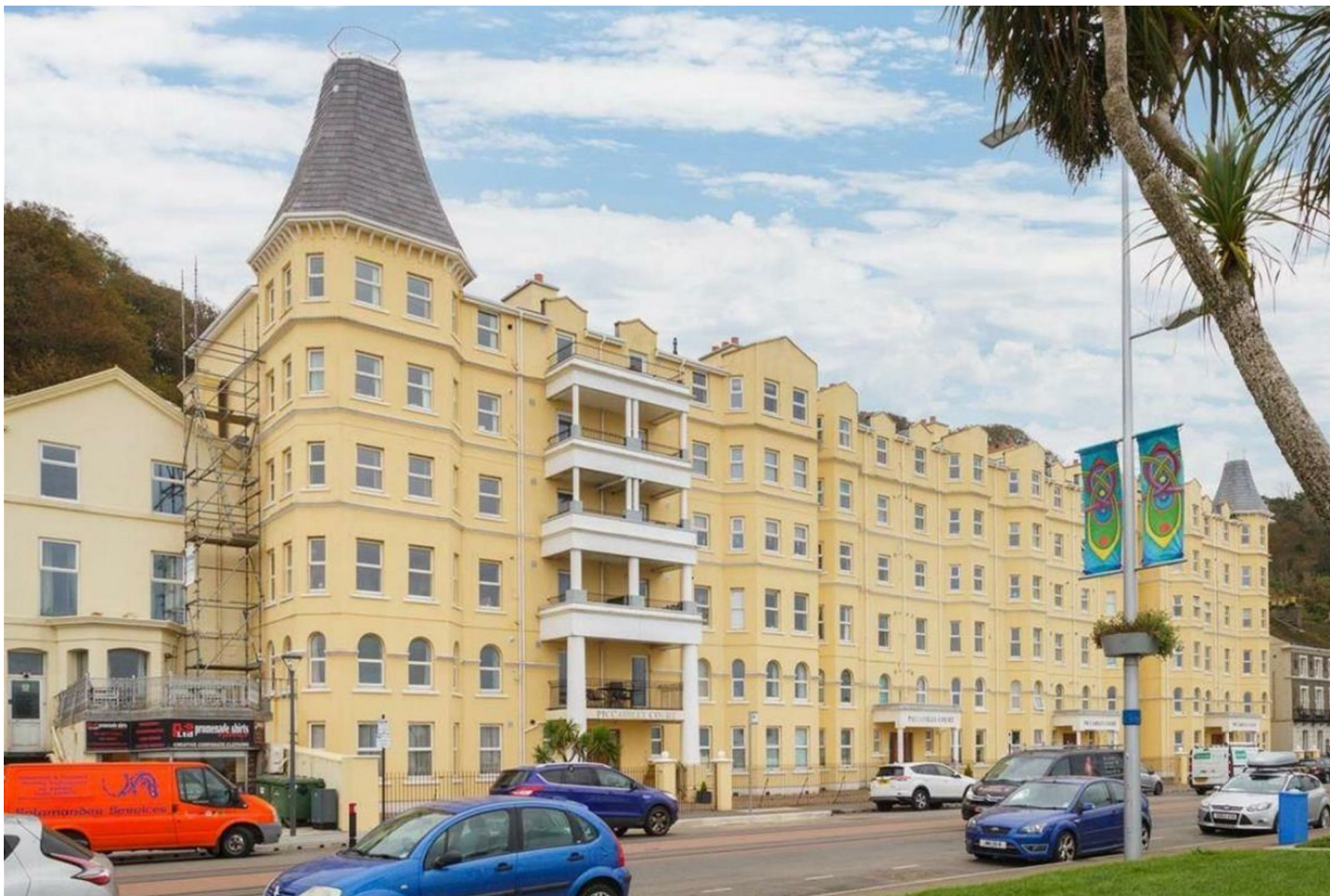




## 46 PICCADILLY COURT, QUEENS PROMENADE DOUGLAS, IM2 4NS

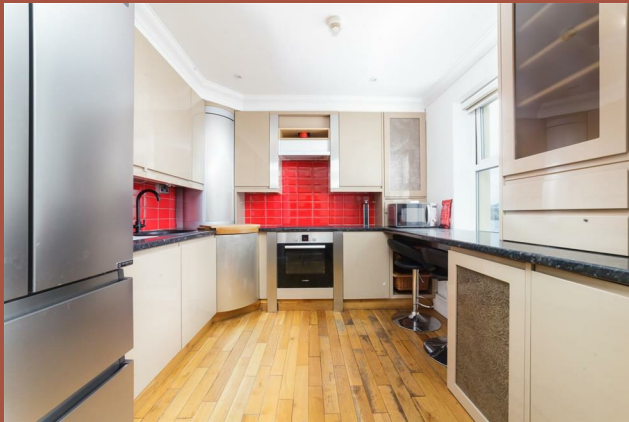
**£245,000**  
**LEASEHOLD**

This impressive fourth-floor apartment offers panoramic views over Douglas Bay, located in a modern, purpose-built block with lift access and communal parking. The property features two spacious double bedrooms with inbuilt wardrobes, a bright lounge with a bay window overlooking the sea, and a modern kitchen equipped with premium appliances and scenic views. Additional highlights include a stylish family bathroom, secure communal access, and a prime location within easy reach of Douglas city centre and local amenities.

An ideal choice for owner-occupiers, investors, or as a convenient lock-up-and-leave property.  
No onward chain.



• Purpose Built Fourth Floor Apartment in a Modern Block • Stunning Views over Douglas Bay • Two Double Bedrooms, both Benefitting from Inbuilt Wardrobes • Spacious and Light Lounge with Bay Window offering Sea Views • Modern Kitchen with Premium Appliances and Views Over Douglas Bay • Modern Family Bathroom • Communal Parking Spaces to the Rear and Lift Access to All Floors • Sought After and Convenient Location within Easy Reach of Douglas City Centre and all Local Amenities • Versatile Property, Ideal Lock up and Leave, Investment or Owner Occupier • No Onward Chain



### Overview

This impressive fourth-floor apartment offers panoramic views over Douglas Bay, located in a modern, purpose-built block with lift access and communal parking. The property features two spacious double bedrooms with inbuilt wardrobes, a bright lounge with a bay window overlooking the sea, and a modern kitchen equipped with premium appliances and scenic views.

Additional highlights include a stylish family bathroom, secure communal access, and a prime location within easy reach of Douglas city centre and local amenities.

An ideal choice for owner-occupiers, investors, or as a convenient lock-up-and-leave property. No onward chain.

### Accommodation

Exceptional Fourth-Floor Apartment with Breathtaking Sea Views Over Douglas Bay  
Modern Living | Prime Location | No Onward Chain

Welcome to this beautifully presented purpose-built fourth-floor apartment, perfectly positioned in a sought-after modern development offering spectacular, uninterrupted views across the stunning Douglas Bay. Designed with both style and practicality in mind, this superb property provides an ideal living environment for those

seeking convenience, comfort, and coastal charm.

From the moment you enter, the apartment impresses with its sense of space, natural light, and high-quality finishes throughout. Whether you're looking for a chic city pad, a secure lock-up-and-leave, or a smart investment opportunity, this versatile property ticks all the boxes.

The accommodation comprises two generously sized double bedrooms, each benefitting from built-in wardrobes that provide ample storage while maintaining a clean, uncluttered feel. The heart of the home is a bright and airy lounge, where a large bay window frames sweeping views across Douglas Bay, creating a serene and inviting space ideal for relaxing or entertaining. The stylish modern kitchen is fitted with premium appliances, sleek cabinetry, and tasteful finishes. It also enjoys elevated views over the bay, making meal preparation a delight. The contemporary family bathroom is equally well-appointed, featuring modern fittings and elegant tiling for a calm, spa-like experience. Further enhancing the appeal of the property is the availability of communal parking to the rear of the building, as well as lift access to all floors, ensuring convenience and ease of living. The development benefits from a secure entry system and well-maintained communal areas.

Ideally located within easy walking distance of Douglas city centre, this apartment places you just moments from the seafront, promenade, shops, restaurants, and all essential local amenities. Whether you're commuting, shopping, or enjoying the vibrant social scene, everything you need is within reach.

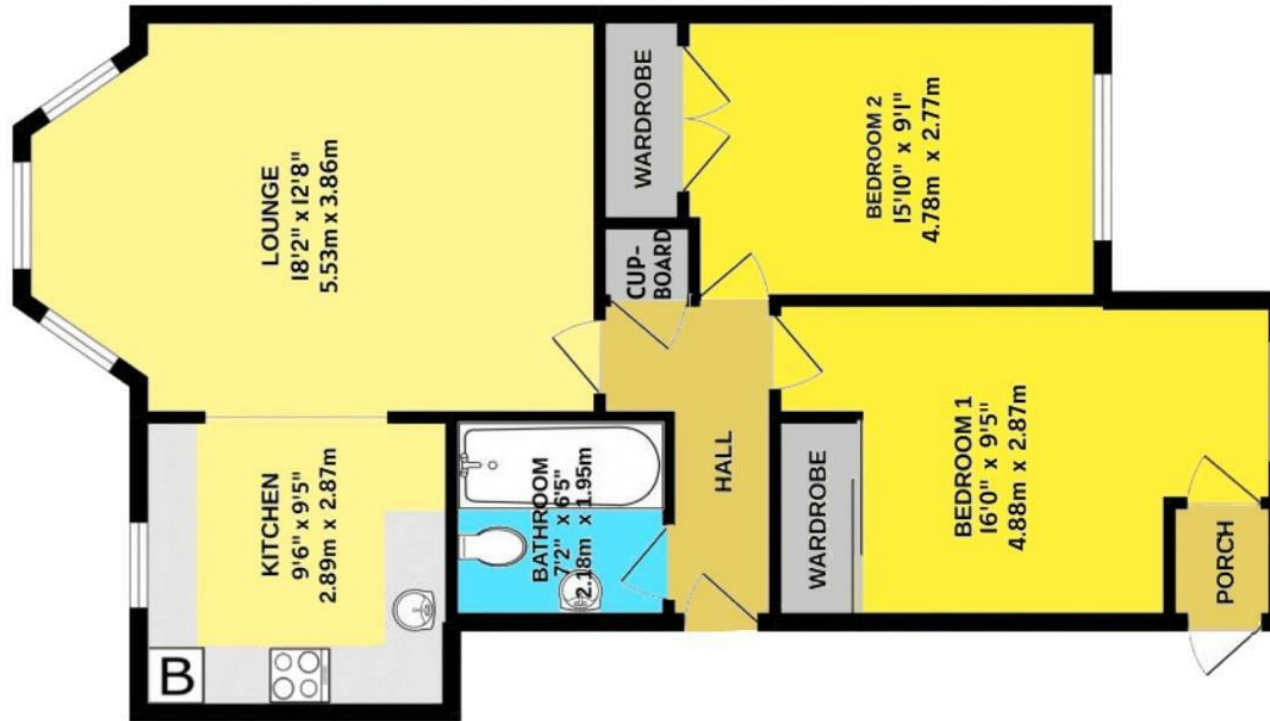
With no onward chain, this is a rare opportunity to acquire a truly turn-key property in one of the Isle of Man's most desirable locations. Offering a perfect blend of low-maintenance living and coastal lifestyle, this apartment is ideal for owner-occupiers, investors, or those looking for a convenient lock-up-and-leave retreat. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer. Contact us today to arrange your private tour.

#### **Directions**

From the Sea Terminal travel northerly on Douglas Promenade retaining the sea on your right hand side. Continue past both roundels, the Palace Hotel & Casino and Piccadilly Court can be found on the left hand side immediately after the Queens Pub.



FOURTH FLOOR  
721 sq.ft. (67.0 sqm) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67 sqm) 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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