



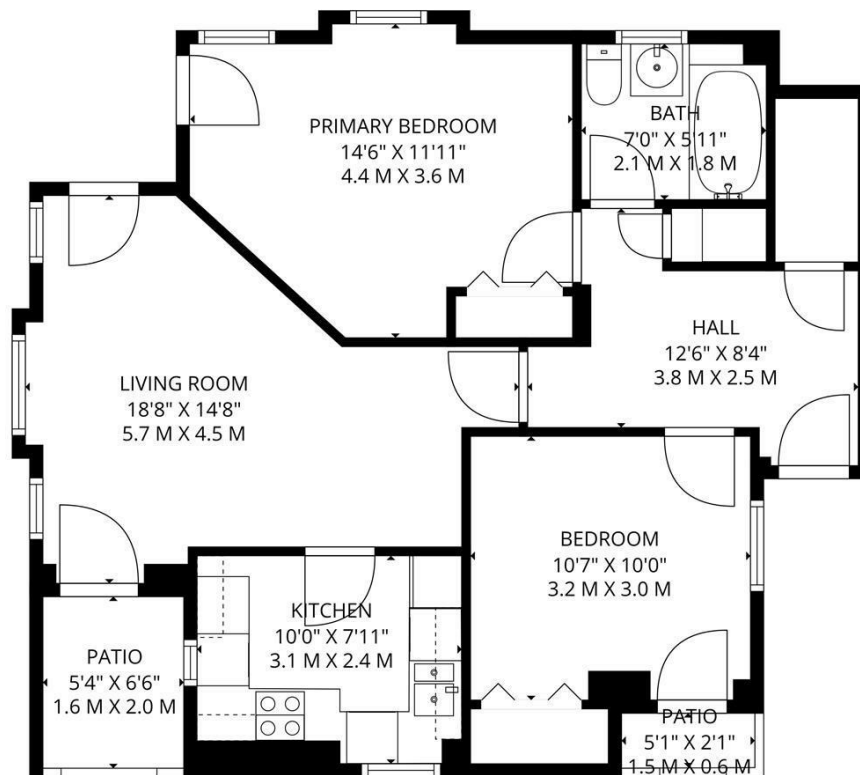
6. EMPRESS MEWS

DOUGLAS, IM2 4BU

£225,000
LEASEHOLD

A well-presented ground floor purpose-built apartment located within easy reach of Douglas city centre. Set in a small block of three apartments, it features its own private entrance. The property offers two double bedrooms with built-in wardrobes, a spacious dual-aspect lounge, a separate modern kitchen, and a generous bathroom with a three-piece suite. Outside, there is allocated parking and low-maintenance patio areas providing outdoor space. The apartment is offered with no onward chain.





TOTAL: 712 sq. ft, 66 m2
FLOOR 1: 712 sq. ft, 66 m2
EXCLUDED AREAS: PATIO: 45 sq. ft, 4 m2, WALLS: 62 sq. ft, 7 m2
FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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