



## FLAT 3 42 DEMESNE ROAD DOUGLAS, IM1 3DY

£725 PER MONTH

Available immediately, second floor furnished 1 bed single occupancy flat conveniently located in central Douglas within a short walk of the business district and town centre.

 **Plum  
Properties**

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# FLAT 3 42 DEMESNE ROAD

- Available immediately • Furnished 2nd Floor Flat • Single Occupancy • En Suite Bedroom • Gas Fired Central Heating • Well Equipped Kitchen • Generous Lounge • Bus routes nearby • Excellent Central Douglas Location • Shops and Amenities in Close Proximity



## SUMMARY

Available immediately on a furnished basis a well presented and homely 1 bed second floor flat, conveniently located in central Douglas within a short walk of the business district and town centre.

The flat is located on Demesne Road which has been very popular for rentals. It is within close proximity of local shops, bars and restaurants all reachable within a few minutes walking distance.

There are a total of 4 flats in the building and is accessible through a secure entry door with communal stairs leading to Flat 3 appointed on the second floor. Upon entering the flat there is a central Hallway with convenient cloak area ideal for coats and shoes. Each of the rooms benefit from recently installed floor coverings and are each accessed from the Central Hallway that includes a generous Lounge with delightful country aspects. A separate Kitchen is well equipped with appliances including a recently installed electric oven and hob, integrated fridge and new washing machine. In addition to appliances the Kitchen is equipped with pots, pans and cutlery.

A well proportioned Double Bedroom overlooks the rear of the property, which benefits from an en suite Shower room with corner shower suite, WC and wash basin.

Whilst there isn't a dedicated or private parking space with the flat, an application can be made for a parking permit that allows 24 hour parking in the neighbouring area.

To comply with fire regulations, the property is available on a single occupancy basis only.

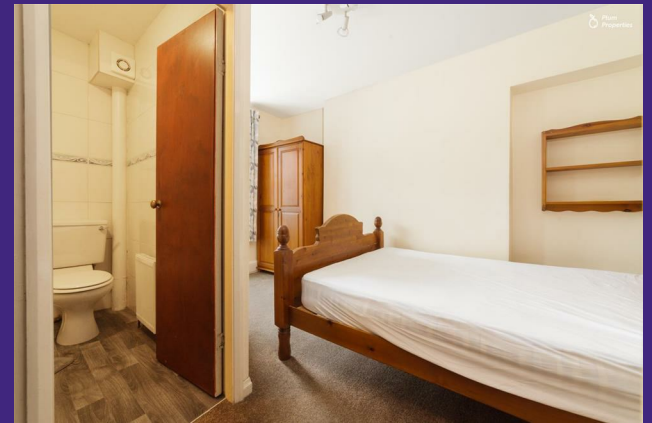
## ADDITIONAL INFORMATION

- Available Immediately
- Delightful Rural Views
- Second Floor Appointment
- Single Occupancy Flat
- Well Equipped Kitchen
- Fibre Broadband Available
- Great Central Location

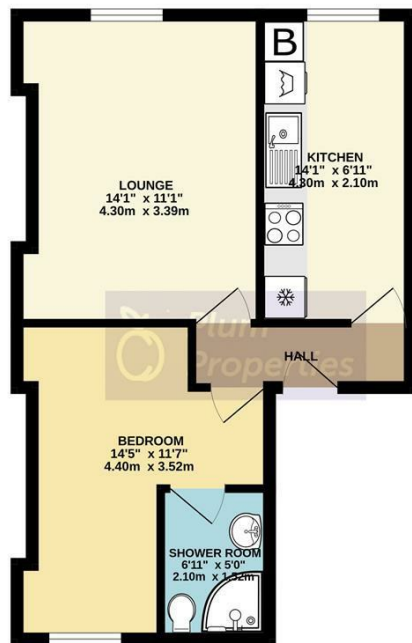
## DIRECTIONS

Travelling from Douglas town centre up Prospect Hill continue through the traffic lights and onto Bucks Road. Continue on Bucks Road and turn left into Kensington Road. Follow the road to the end and turn left onto Westmoreland Road. Turn left into Demesne Road and number 42 can be found on the left hand side on the corner identifiable by our 'Rent Me' board.

# FLAT 3 42 DEMESNE ROAD



GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.8 sq.m.) 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 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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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