



Apt 15 Riverside Apartments, Old Castletown Road, Douglas, IM1 5AN

Asking Price £215,000

This third floor apartment is purpose built and ideally located for all town amenities. It comprises open plan lounge/kitchen, bedroom with sun terrace, bathroom and ensuite shower, second bedroom and family bathroom. Electric heating. This apartment is currently tenanted but can be available either as investment (with current tenant in situ) or vacant possession. There is allocated parking to the rear.

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LOCATION

Travelling out of Douglas on South Quay, continue over the roundabout and onto Old Castletown Road. Riverside Apartments will be found immediately on the left hand side.

COMMUNAL ENTRANCE VESTIBULE

Security entry door intercom. Post boxes.

COMMUNAL ENTRANCE

Door to rear parking. Door to entrance hall with stairs and lift access to upper floors.

THIRD FLOOR

ENTRANCE HALL

Security door intercom. Large cupboard with hot water tank and immersion heater. Wooden laminate floor. Storage cupboard. Downlights.

BATHROOM 6' 6" x 7' 2" (1.98m x 2.18m)

White suite comprising panelled bath with shower attachment/mixer tap. Pedestal wash hand basin and WC. Fully tiled walls and floor. Chrome towel radiator. Wall mirror with light.

OPEN PLAN LOUNGE/KITCHEN 11' 11" x 16' 4" (3.63m x 4.97m)

LOUNGE

Double doors leading to balcony. Downlights. Wooden laminate floor.

KITCHEN AREA

Modern range of white eye level and base units with laminate worktops and tiled splash backs. Stainless steel 1½ bowl sink with mixer tap and drainer. Integrated appliances include: double oven with 4-ring electric hob and stainless steel extractor hood over. Fridge/freezer and dishwasher. Tiled floor.



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BEDROOM 2 8' 4" x 12' 5" (2.54m x 3.78m)

Wooden laminate floor.

BEDROOM 1 10' 0" x 14' 10" (3.05m x 4.52m)

Double glazed doors to private Sun Terrace. Wooden laminate floor.

ENSUITE SHOWER ROOM 6' 9" x 5' 4" (2.06m x 1.62m)

Modern white suite comprising fully glazed walk-in curved shower cubicle with shower, pedestal wash hand basin and WC. Fully tiled walls and floor. Mirror with light above.

TENURE

LEASEHOLD - remainder of 999 year.

SERVICE CHARGE: Approx. £1000 per annum. Riverside Apartments Management Company Limited.

SERVICES

Mains water, electricity and drainage. Electric heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

Currently tenanted. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.



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Since 1854

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