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3 Eaton Court, Palace Road, Douglas, IM2 4LD  
**Asking Price £249,950**



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Spacious 2 bedroom purpose built apartment enjoying an elevated position with panoramic Douglas Bay and coastline views. Within walking distance to shops, pubs, restaurants, and the vibrant city centre, this property offers the epitome of modern living with a touch of coastal allure. Step inside to find spacious and light-filled accommodation. The spacious living/dining room features a bay window, and shared balcony providing stunning sea views from the comfort of your home. A separate good sized kitchen offers convenience and functionality, while two double bedrooms provide comfortable living spaces and the primary bedroom boasts an ensuite, while a family bathroom services bedroom two and any visitors. Outside, the property includes an allocated parking space. Offered for sale with no onward chain, this property presents an excellent opportunity to secure a coastal retreat.



## LOCATION

From the sea terminal head along the promenade, passing the Villa Marina. Before reaching the former Castlemona Hotel bear left into Empress Drive and follow along into Palace Road (behind the Palace Hotel). Continue part way up the hill and Eaton Court can be found on the left hand side.

## COMMUNAL ENTRANCE

Mail box. Lift and stair access.

## 1st FLOOR

### HALLWAY 22' 4" x 3' 11" (6.8m x 1.2m)

Secure entry phone. Large cloaks storage cupboard. Further cupboard housing Gas central heating boiler. Shelving.

### LOUNGE/DINING ROOM 20' 4" x 23' 0" (6.2m x 7m into bay)

Fantastic size L-Shape room with panoramic views across Douglas Bay. Wall mounted modern electric effect fire. Double doors to shared balcony.

## SHARED BALCONY

With panoramic views across Douglas Bay and out to sea. Shared with one other apartment.

## KITCHEN 9' 6" x 11' 10" (2.9m x 3.6m)

Modern white shaker style base and eye level units with drawers and glass display unit. Laminate granite effect worktops incorporating single drainer stainless steel sink unit. Tiled splashback. Camaro flooring. Appliances include: Integrated AEG fridge freezer, AEG oven, AEG 4 ring gas hob and integrated AEG dishwasher.

## FAMILY BATHROOM

Modern suite comprising panelled bath with shower over, WC and pedestal wash hand basin. Fully tiled walls. Camaro flooring. Extractor. Mirror cabinet.

### BEDROOM 1 20' 4" x 11' 6" (6.2m x 3.5m Max - L Shape)

Rear aspect. Wide range of fitted wardrobes and storage units over bed. Additional dressing room area with 3 further double wardrobes. Door through to:

## ENSUITE

Modern 3 piece suite comprising shower cubicle, WC and pedestal wash hand basin. Fully tiled walls. Extractor. Camaro flooring.

### BEDROOM 2 9' 6" x 10' 6" (2.9m x 3.2m)

Rear aspect. Double wardrobe with sliding doors and shelving and hanging space.

## SERVICES

Mains water electricity and drainage. Gas fired central heating.

## CAR PARKING

Allocated car space in secure internal ground floor garage. Unrestricted roadside parking available in front of property on Palace Road.

## DISABLED ACCESS

Disabled access is from garage with lift access to apartment.

## TENURE

Remainder of long leasehold.

Service Charge - £2,000

Sinking Fund - £415.00

## VIEWING

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

## POSSESSION

Vacant possession on completion of purchase. 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.





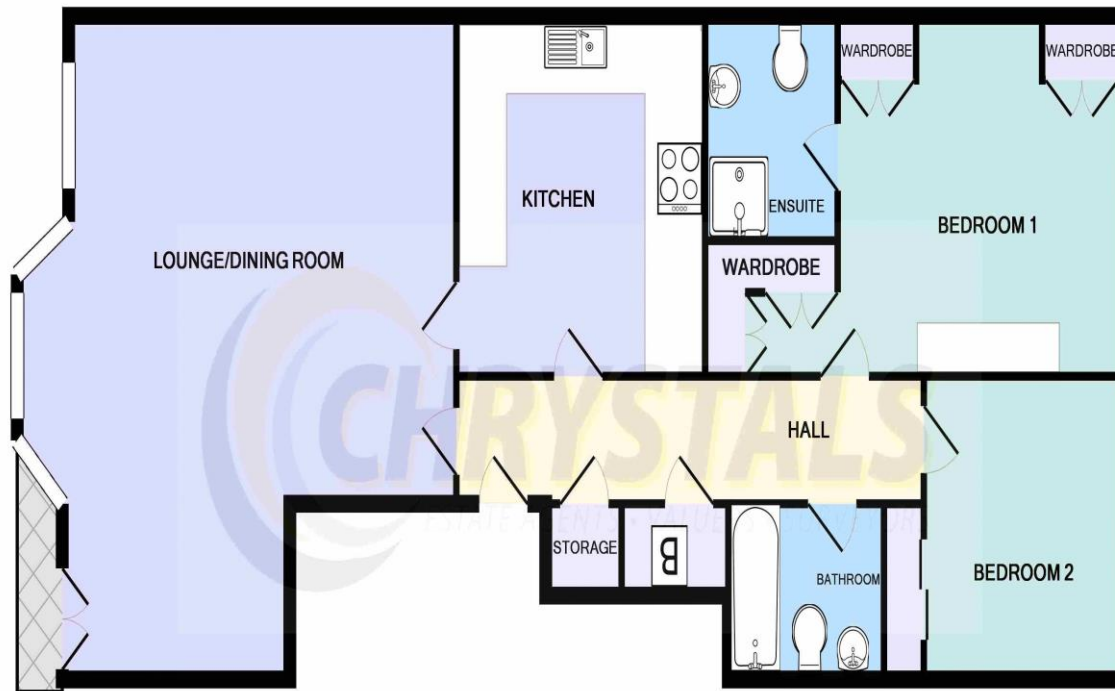












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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