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Flat 3, 22a Derby Road, Douglas, IM2 3ET
Asking Price £154,950

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A lovely bright second floor apartment centrally located in Douglas, close to local amenities and within walking distance of the Promenade. The accommodation comprises; Storage cupboard, fully fitted kitchen, living room benefiting from much natural light. Spacious double bedroom and modern bathroom. This property is offered for sale with no onward chain. Viewing highly recommended.



LOCATION

Travelling along the Promenade, turn left onto Broadway then take the 1st left onto Derby Road , continue along where no 22a can be found half way along on the Right hand side.

COMMUNAL ENTRANCE

SECOND FLOOR - APARTMENT 3

ENTRANCE HALLWAY

Carpeted flooring. Telephone intercom. Multiple plug sockets. Consumer unit Ceiling light. Fire alarm. Large storage cupboard with carpeted flooring and a ceiling light.

KITCHEN 13' 1" x 6' 11" (4.0m x 2.1m)

Fitted with a good range of beech fronted wall and base units and drawers, incorporating laminate worktops with inset stainless steel sink and drainer with mixer tap. Fitted fan. Assisted electrical oven/grill with 4 ring hob and filter hood above. Tiled splashback. Space for fridge/freezer. Plumbed for washing machine. Lino flooring. Radiator. Multiple plug sockets. Ceiling light. uPVC double glazed window. Wall mounted glow worm central combi boiler.

LOUNGE 15' 5" x 11' 10" (4.7m x 3.6m)

uPVC double glazed square bay window. Coved ceiling. Multiple plug sockets. Carpeted throughout. Radiator. Fibre Connection.

FAMILY BATHROOM 7' 10" x 6' 7" (2.4m x 2.0m)

Modern white 3 piece suite comprising; WC, Pedestal wash hand basin. Panelled bath with screen and shower attachment over. Part tiled wall. Lino flooring. Radiator. Extractor fan. Mirrored cabinet.

BEDROOM 12' 10" x 11' 10" (3.9m x 3.6m)

uPVC double glazed window. Radiator. Carpeted throughout. Ceiling light. Multiple plug sockets.

SERVICES

Mains water, electricity and drainage. Gas fired central heating boiler.

TENURE

Management Company - Stirling Property Management Ltd Leasehold - 999 years. Service Charge: £tbc per annum. Sinking Fund: tbc

VIEWING

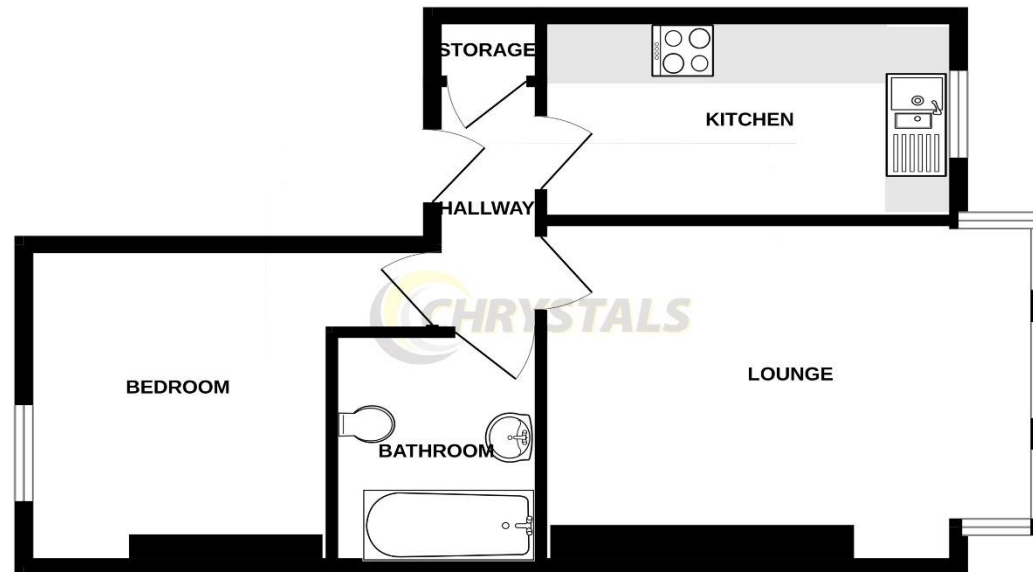
Viewing is strictly by appointment through CHRYSTALS Please inform us if you are unable to keep appointments.

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.



SECOND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Since 1854



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