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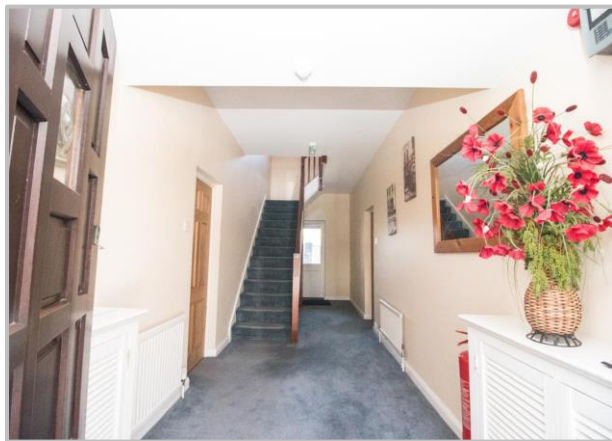
Flat 2, Victoria Manor, Douglas, IM2 6AQ  
**Asking Price £265,000**



## Flat 2, Victoria Manor, Douglas, IM2 6AQ

**Asking Price £265,000**

This purpose-built block of just four apartments is ideally located opposite Summerhill Glen. The ground-floor, three-bedroom apartment offers a perfect combination of practicality and charm. The accommodation includes a spacious hall, a cosy lounge, and a kitchen/dining area that's perfect for entertaining. The three bedrooms provide ample space for family or guests, with the added luxury of an ensuite in one of the rooms. A family bathroom completes the accommodation. Enjoy year-round comfort with gas central heating and the energy efficiency of uPVC double glazing. Outside, communal gardens offer a tranquil escape, and a single garage to the rear provides convenient parking or storage. Best of all, this is one of only four in the block and is offered with no onward chain, making your move even smoother! Don't miss this opportunity – schedule your viewing today.



## LOCATION

Leaving central Douglas via the Promenade, at the Villa Marina turn left onto Broadway and then right at the first set of traffic lights onto Victoria Road. Continue towards the top of the road and the property can be found on your left hand side opposite Summerhill Glen.

## COMMUNAL ENTRANCE

### HALLWAY

L-Shaped entrance hall. Laminate flooring. LED downlighters. Storage cupboard with shelving and hanging space. Large storage cupboard plumbed for a washing machine.

### LOUNGE

18' 1" x 11' 10" (5.5m x 3.6m)

uPVC double glazed window to front aspect. Laminate floor. Multiple plug sockets. Radiator. Coved ceiling.

## KITCHEN / DINING ROOM

17' 9" x 11' 10" (5.4m x 3.6m)

Excellent range of gray wood fitted base, wall and drawer units with granite effect worktops incorporating; a stainless steel sink with drainer and mixer tap. Appliances include; fridge/freezer, dishwasher, double oven, grill and 4 ring induction hob with extractor hood over. Tiled splashback. Under counter lighting. Fitted gas fired central heating boiler. Island unit with granite effect worktop. Multiple plug sockets. LED downlighters. 2 x Radiators. Laminate floor. 3 x dual aspect uPVC double glazed windows.

## FAMILY BATHROOM

Modern white 3 piece suite comprising; panelled bath with shower attachment over. Pedestal wash hand basin. WC. Tiled floor. Part tiled wall. Radiator. Extractor fan.

### BEDROOM 1

12' 10" x 12' 6" (3.9m x 3.8m)

Carpeted floor. Multiple plug sockets. Radiator. uPVC double glazed patio doors leading to the rear communal area.

### ENSUITE SHOWERROOM

8' 10" x 3' 3" (2.7m x 1.0m)

Wet room - open shower cubicle. Multiboard panelling throughout. WC. Wall mounted sink. Mirrored cabinet. Chrome heated towel rail. Extractor fan. LED downlighters.

### BEDROOM 2

13' 1" x 10' 6" (4.0m x 3.2m)

Carpeted floor. Radiator. Multiple plug sockets. Fitted wardrobe to one wall. uPVC double glazed window to rear aspect.

### BEDROOM 3

9' 6" x 7' 10" (2.9m x 2.4m)

Carpeted floor. Radiator. Multiple plug socket. uPVC double glazed window to side aspect.

## OUTSIDE

Comunal grounds.

Single garage to the rear of the property.

(15' 9" x 7' 7" (4.8m x 2.3m))

## SERVICE

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

## TENURE

The management company is Victoria Manor Limited. Each apartment owner holds a ¼ share in the management company.

Service Charge £1,100.

## VIEWING

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

## POSSESSION

Vacant on completion.

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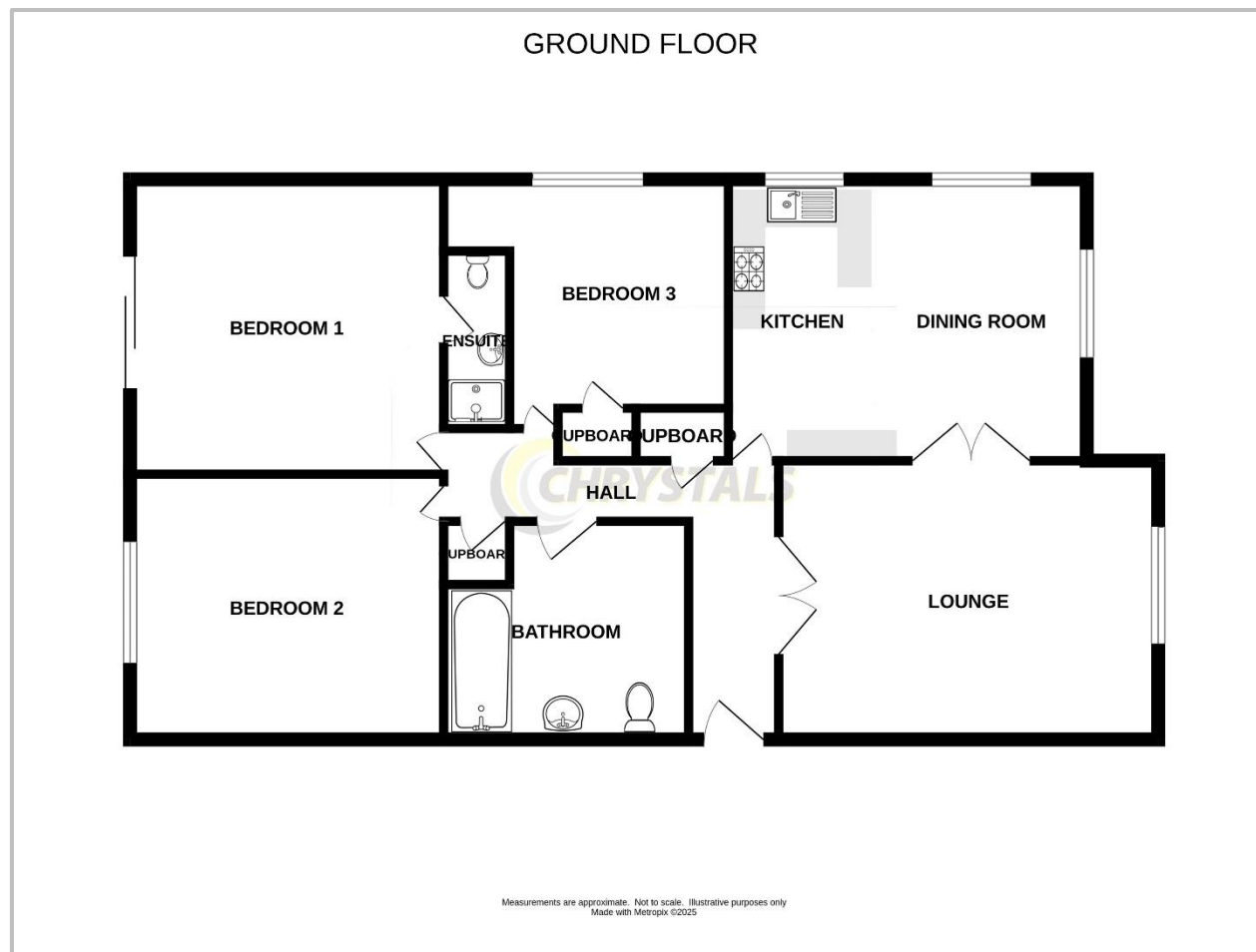












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**Since 1854**



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