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35 Douglas Head Apartments, Douglas, IM1 5AZ
Asking Price £325,000

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Discover your dream home in this beautifully presented second-floor two-bedroom apartment, boasting breathtaking panoramic views across Douglas Bay and the picturesque distant countryside. This exceptional property features an allocated separate parking space and a private balcony, perfect for enjoying serene sunsets. Inside, you'll find an inviting open-plan lounge and dining area, complemented by a separate modern fitted kitchen and a convenient cloakroom. Both spacious double bedrooms come with their own ensuite facilities, providing comfort and privacy. Nestled within a prestigious development, this apartment is just a short distance from the main business and shopping districts. Don't miss out on this fantastic opportunity—early viewing is highly recommended!



DIRECTIONS

From the South Quay in Douglas head up Douglas Head Road. Follow beyond Manx Radio Station to the upper car park deck of Douglas Head Apartments.

COMMUNAL ENTRANCE HALL

Individually allocated postbox. Stairs and lift to upper floors.

SECOND FLOOR - APARTMENT 35

PRIVATE ENTERANCE HALL

Coved ceiling. 2 x ceiling lights. 2 x radiator. Laminate flooring. Bell video entry intercom system. Separate cloak cupboard with cloak hanging and shelving. Double wooden part glazed doors to;

LOUNGE/DINING ROOM 22' 0" x 18' 4" (6.7m x 5.6m)

Laminate flooring. 2 x Radiators. Coved Ceiling. TV and telephone points. Multiple plug sockets. Down lighters. French doors opening to a large south westerly facing balcony with spectacular views over Douglas and bay beyond.

KITCHEN 11' 6" x 8' 10" (3.5m x 2.7m)

Range of Beech fitted base and wall units with Granite effect worktops incorporating a Blanco 1½ bowl sink unit with mixer tap. Pelmet lighting. Appliances include: Siemens stainless steel combination double oven/grill with halogen hob and stainless steel canopy over. Integrated Siemens fridge freezer and slim line dishwasher. Down lighting. Laminate flooring. Downlighters. Coved Ceiling. Multiple plug sockets. uPVC double glazed window to front aspect.

BEDROOM 1 14' 5" x 9' 10" (4.4m x 3m)

Laminate flooring. Coved ceiling. Multiple plug sockets. Radiator. uPVC double glazed window to rear aspect.

ENSUITE BATHROOM 8' 2" x 5' 3" (2.5m x 1.6m)

Modern white rocca suite comprising panelled bath with mixer shower over. Pedestal wash hand basin. WC. Fully tiled wall. Extractor fan. Lino flooring. Downlighters.

BEDROOM 2 13' 5" x 8' 10" (4.1m x 2.7m)

Coved ceiling. Ceiling light. Laminate flooring. Radiator. Multiple plug sockets. uPVC double glazed window to rear aspect. Storage cupboard housing valiant gas central heating boiler.

ENSUITE SHOWERROOM 4' 11" x 6' 7" (1.5m x 2.0m)

Modern white rocca suite comprising; fully tiled walk in shower cubicle. Pedestal wash hand basin. WC. Fully tiled wall. Extractor fan. Radiator. Lino flooring. Downlighters.

CLOAKROOM

WC. Pedestal wash hand basin. Coved ceiling. Downlighters. Radiator. Extractor Fan.

OUTSIDE

Allocated Parking Space No 35

TENURE

Residue of a 999 year lease.

Plum Properties is the Management Company.

Service charge approx. £2,897 per annum.

Rates Payable Flat £1,700 (Approx)

SERVICES

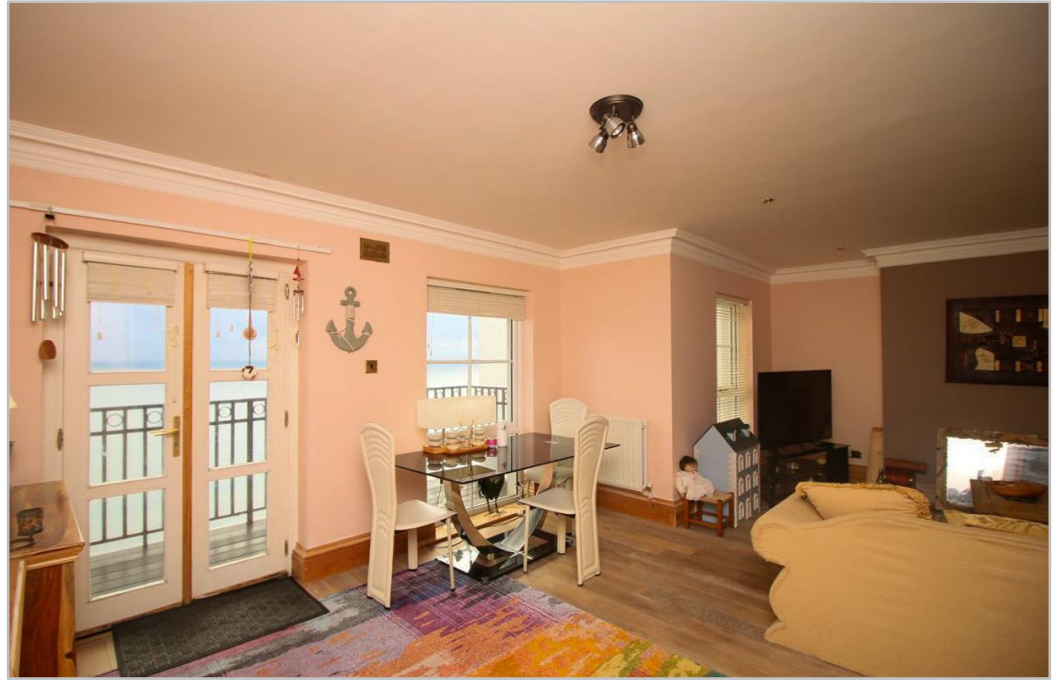
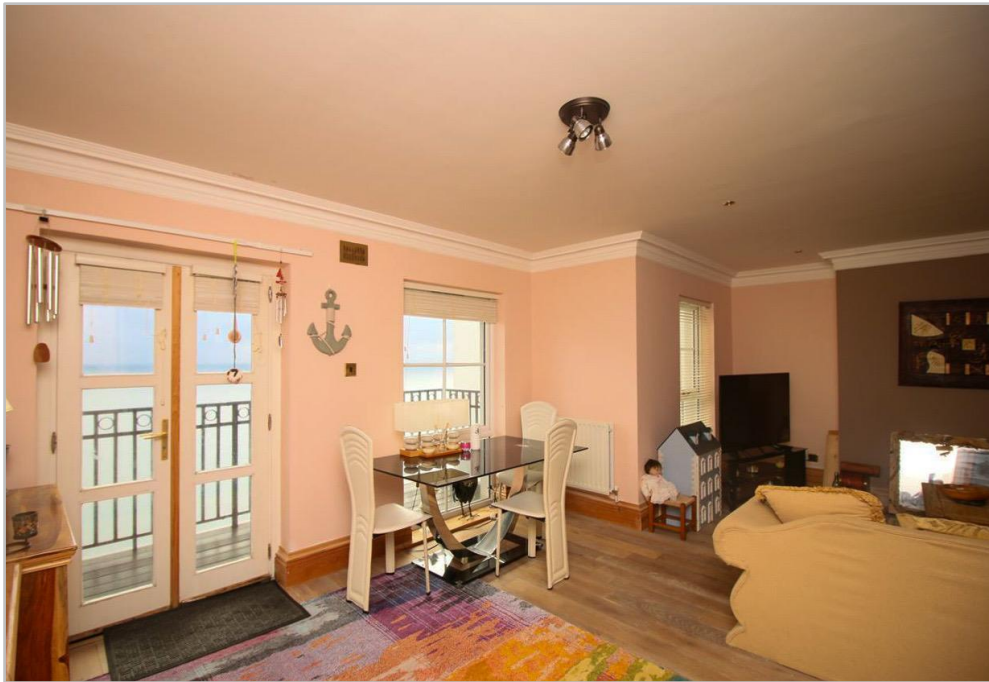
Mains water, electricity and drainage. Gas fired central heating boiler.

VIEWING

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

POSSESSION

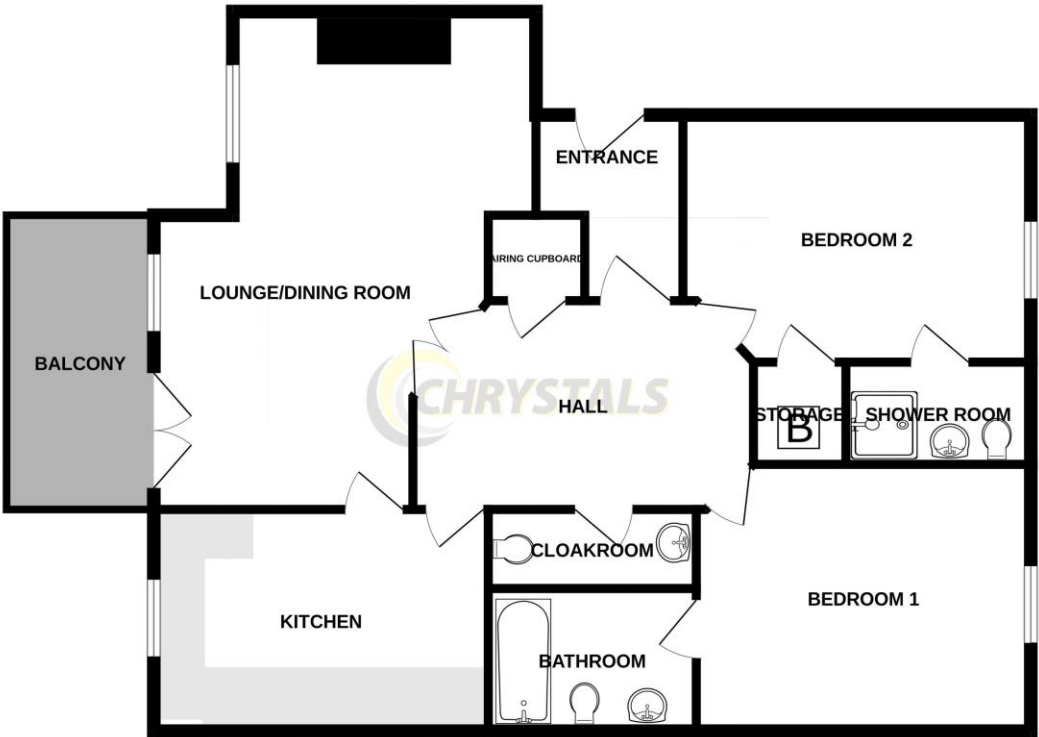
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SECOND FLOOR



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



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