



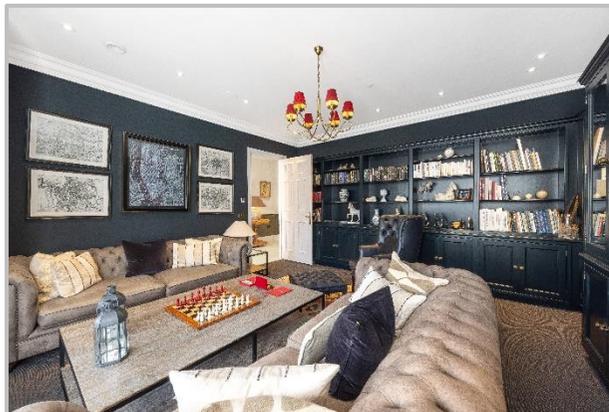
www.chrystals.co.im

3 Derby Square, Douglas, IM1 3LS
Asking Price £3,250,000

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Completed in 2015 to exacting specification Number 3 Derby Square provides generously proportioned light filled living and entertainment spaces matched to sumptuous bedroom accommodation and a self contained one bedroom apartment occupying the entire top floor, whilst extensive balconies offer far reaching sea views. Presented in immaculate decorative order throughout the property is located in an attractive garden square within easy walking distance of all the capitals amenities, as well as the finance and business sector. Enjoying panoramic views over Douglas Bay, the accommodation extends to approximately 8000 sq ft arranged over five floors. Combining formal living, entertaining and study spaces with a more informal but equally high specification living kitchen and dining area, the flexible layout is ideally suitable for a variety of modern day living requirements and is distinguished by a strong sense of space and light.



A unique bespoke boot room and laundry room area is accessed directly from the three car garage, while a gymnasium with steam room and changing area complete the lower ground floor accommodation. Occupying the first floor are a spacious living room with balcony enjoying far reaching sea views, a media room and home office. Bedroom accommodation features an elegant master suite of bedroom, walk in dressing room and bathroom, along with two further ensuite bedrooms.

LOCATION

Travelling northbound on the Loch Promenade in Douglas drive past the Villa Marina Complex and at the roundell follow the round up towards Broadway. Take the first left onto Derby Road and left again into Derby Square and the property is located on the left hand side.

GROUND FLOOR

LIBRARY/SNUG 19' 10" x 18' 0" (6.04m x 5.48m)

CLOAKS/STORE

WC

LIFT

FAMILY/KITCHEN 28' 1" x 24' 9" (8.55m x 7.54m)

PANTRY 17' 9" x 7' 11" (5.41m x 2.41m)

STAIRS TO LOWER GROUND FLOOR

GYM 26' 3" x 19' 4" (7.99m x 5.89m)

STEAM ROOM

CHANGING ROOM 5' 2" x 11' 9" (1.57m x 3.58m)

GENERAL STORE 8' 10" x 6' 8" (2.69m x 2.03m)

SECURE STORE 9' 0" x 6' 8" (2.74m x 2.03m)

BOOT ROOM 22' 4" x 9' 4" (6.80m x 2.84m)

DRYING ROOM 7' 0" x 9' 2" (2.13m x 2.79m)

UTILITY ROOM 7' 10" x 15' 5" (2.39m x 4.70m)

GARAGE 25' 5" x 25' 1" (7.74m x 7.64m) With

Comms, plant room and bin stores

FIRST FLOOR

CINEMA ROOM 14' 4" x 22' 11" (4.37m x 6.98m)

STUDY 10' 10" x 22' 11" (3.30m x 6.98m)

WC

LOUNGE 26' 3" x 24' 9" (7.99m x 7.54m)

SECOND FLOOR

BEDROOM 2 12' 8" x 12' 3" (3.86m x 3.73m)

ENSUITE 5' 2" x 9' 8" (1.57m x 2.94m)

BEDROOM 3 12' 7" x 16' 7" (3.83m x 5.05m)

ENSUITE 10' 0" x 5' 5" (3.05m x 1.65m)

BEDROOM 1 12' 3" x 19' 9" (3.73m x 6.02m)

DRESSING ROOM 10' 9" x 12' 3" (3.27m x 3.73m)

ENSUITE 11' 6" x 14' 9" (3.50m x 4.49m)

THIRD FLOOR

BEDROOM 4 14' 7" x 13' 0" (4.44m x 3.96m)

ENSUITE 9' 11" x 13' 0" (3.02m x 3.96m)

DRESSING ROOM 11' 0" x 7' 10" (3.35m x 2.39m)

APARTMENT 24' 4" x 19' 4" (7.41m x 5.89m)

SERVICES

Mains water, electricity and drainage.

Worcester gas central heating boiler.

Underfloor heating to ground floor, first floor

and lower ground floor. Radiators to second

and third floors. Villavent heat recovery

system. Fire alarm system with sprinklers.

Motion detector intruder alarm system. Sonos

surround sound. Cat 5 cabling. Cinema room

with 4K projector. 2 electrical car charging

points.

VIEWINGS

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

POSSESSION

Vacant on completion. 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.

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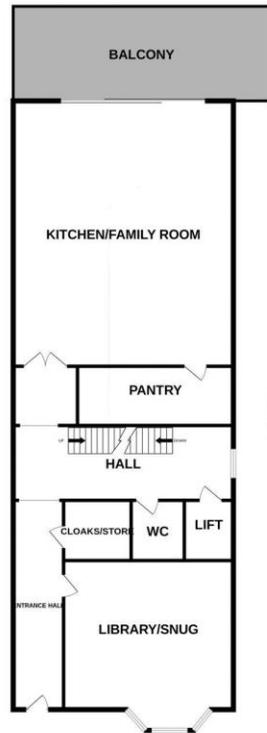




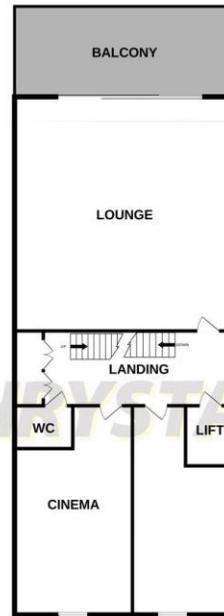
LOWER GROUND FLOOR



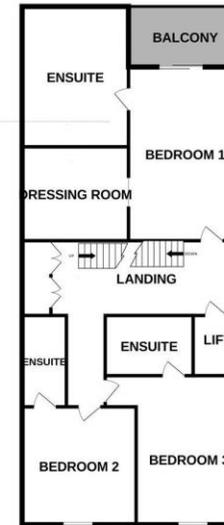
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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



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