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Flat 1, 57 Bucks Road, Douglas, IM1 3EE  
**Asking Price £169,950**

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A spacious and recently refurbished ground floor flat in a converted building. Located on the popular and busy Bucks Road in central Douglas, with local shops and amenities on the the door step. It provides bright and spacious accommodation with large lounge with bay window, separate kitchen, two bedrooms and bathroom/WC. uPVC double glazed windows and access to outside. Gas central heating. Floor area is approx. 73 sq m/778 sq ft. No onward chain.



## LOCATION

Travelling out of Douglas up Prospect Hill, proceed through the traffic lights that intersect with Circular Road, continuing onto Bucks Road. The property can be located on the left hand side, clearly identified by our For Sale Board.

## COMMUNAL ENTRANCE HALL

## PRIVATE HALL

**LOUNGE** 17' 5" x 13' 5" (5.3m x 4.1m)

Radiator. uPVC double glazed window.

**KITCHEN** 11' 2" x 5' 7" (3.4m x 1.7m)

Wall and base units, single drainer sink unit. Half tiled walls. Plumbed for washing machine. Electric cooker point. Fridge. Vinyl plank style floor covering.

## INNER HALL

Door to outside.

**BEDROOM 1** 12' 6" x 11' 2" (3.8m x 3.4m)

Two radiators. Cupboard housing valliant gas central heating boiler. Built-in storage cupboard.

**BEDROOM 2** 10' 10" x 6' 7" (3.3m x 2m)

Radiator.

## BATHROOM/WC

White suite comprising panelled bath with mira shower over, low level WC and pedestal wash hand

basin. Extractor fan. Radiator. Vinyl flooring. Half tiled walls.

## TENURE

LEASEHOLD - Residue of 999 year lease.

SERVICE CHARGE: £1,000 per annum. The Management company is called 57 Bucks Road Management Company Ltd.

## SERVICES

Mains water, electricity and drainage. Gas central heating.

## 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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

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## Isle of Man Government Mortgage Advice

More information about assistance through the first & second time buyers scheme can be found through the following links:

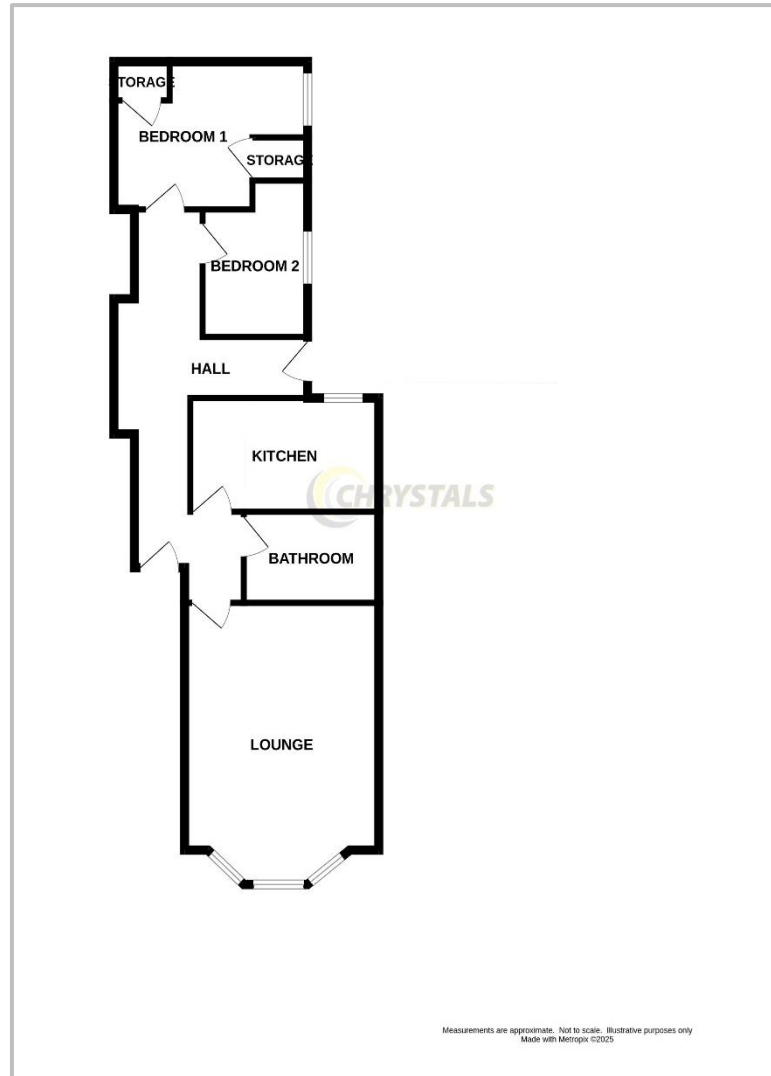
<https://www.gov.im/firsttimebuyers>

<https://www.gov.im/media/1382601/first-home-choice-guidance-for-applicants-uploaded-050324.pdf>

<https://www.gov.im/media/1249630/first-home-fixed-guidance-for-applicants-150523.pdf>







Since 1854



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