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Flat 2, 7 Royal Avenue West, Onchan, IM3 1HB
Asking Price £165,000

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This spacious first floor flat is located in a sought after residential area benefitting from superb views over Port Jack Glen and Douglas Bay. The well laid out accommodation briefly comprises lounge/dining room, breakfast kitchen, 2 double bedrooms and a bathroom. Gas fired central heating is installed together with uPVC double glazing.



LOCATION

Travelling onto the Promenade in Douglas and take the left hand turning at Port Jack. Immediately turn left again and the next right which leads you to Royal Avenue West. The apartment block can be located on the left hand side, clearly identified by our For Sale Board.

COMMUNAL VESTIBULE

Half glazed door.

COMMUNAL ENTRANCE HALL

Post boxes. Built-in meter cupboard. Half glazed door

PRIVATE HALL

Carpeted floor. Radiator. Two steps leading down to inner hallway.

LOUNGE/DINING ROOM

13' 2" x 15' 2" (4.01m x 4.62m)

uPVC double glazed Bay window with views over Port Jack Glen and Douglas Bay. Carpeted floor. Radiator. Multiple plug sockets. Coved ceiling. LED downlights. Picture rail.

KITCHEN

6' 11" x 13' 6" (2.11m x 4.11m)

Fitted with a range of Maple effect base and wall units with marble effect laminate worktops incorporating stainless steel sink. Tiled splashback. Laminate breakfast bar. Appliances include Tricity Bendix electric

oven/grill and 4 ring hob. Washing machine, dryer and fridge freezer. Valliant gas central heating boiler. uPVC double glazed window with views over Port Jack Glen and Douglas Bay.

BEDROOM 1

10' 0" x 12' 1" (3.05m x 3.68m)

Carpeted floor. Multiple plug sockets. Radiator. uPVC double glazed window.

INNER HALLWAY

Opaque uPVC double glazed door providing access to external staircase and rear yard.

BATHROOM

White suite comprising panelled bath with shower attachment and screen, pedestal wash hand basin and WC. Chrome heated towel rail. Opaque uPVC double glazed window. Fully tiled walls and floor.

BEDROOM 2

9' 6" x 13' 3" (2.89m x 4.04m)

Carpeted floor. Multiple plug sockets. 2 uPVC double glazed windows.

TENURE

LEASEHOLD - Currently remainder of 99 year lease. An agreement to renew the lease to 999 years is in place. SERVICE CHARGE: £120.00 per month, this covers the insurance on the building, fire alarm checks, cleaning and lighting of communal areas etc. Each flat owner has a share in the Management Company and they

look after the maintenance between themselves. There are no restrictions on pets but owners must be respectful to other flat owners.

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.

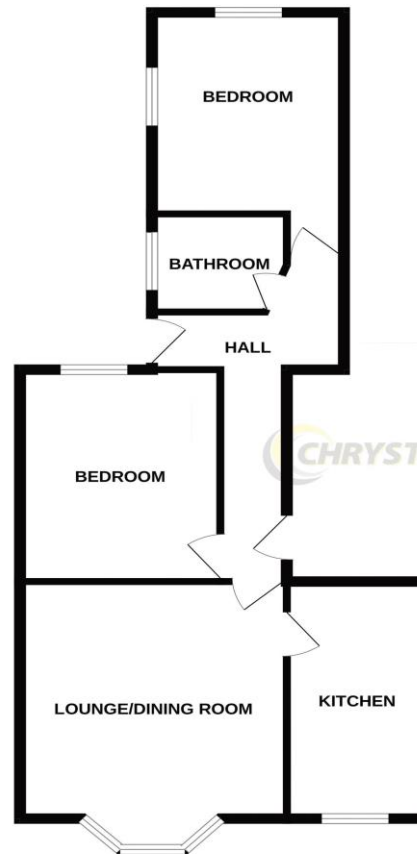
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FIRST FLOOR



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