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Apartment 13 Kensington Place, Onchan, IM3 1RD
Asking Price £895,000

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Luxurious and spacious top-floor apartment boasting uninterrupted views over the entirety of Douglas Bay. A generous tiled entrance hall with a cloakroom leads to three double bedrooms, including a master with en-suite, a separate family bathroom, and a dedicated storage room. The expansive south-facing living room features a purpose-built office area at one end. The modern, well-equipped kitchen includes a dishwasher, electric hob and oven, integrated microwave, and a large fridge freezer. A separate utility room houses a washer/dryer. The property also includes two large, secure underground parking spaces and lift access to all floors.



LOCATION

From the Sea Terminal in Douglas head north along the full length of the promenade. Proceed beyond the Summerland site to Port Jack. Cross over the Tram lines and turn immediately left by the shops. Follow up the hill and take a right turn into Belgravia Road. Kensington Place can be found immediately on the left hand-side.

COMMUNAL ENTRANCE

FIFTH FLOOR

ENTRANCE HALLWAY

9' 2" x 15' 1" (2.8m x 4.6m)

OPEN PLAN LIVING ROOM / DINING AREA

Living Room: 22' 4" x 17' 1" (6.8m x 5.2m)
Dining Area: 15' 9" x 17' 1" (4.8m x 5.2m)

OFFICE

9' 10" x 7' 10" (3.0m x 2.4m)

KITCHEN

20' 0" x 10' 6" (6.1m x 3.2m)

UTILITY ROOM

9' 2" x 7' 3" (2.8m x 2.2m)

MASTER BEDROOM

20' 5" x 12' 2" (6.22m x 3.71m)

Door to;

ENSUITE BATHROOM

8' 11" x 8' 0" (2.72m x 2.44m)

BEDROOM 2

12' 9" x 10' 11" (3.88m x 3.32m)

BATHROOM

9' 8" x 4' 8" (2.94m x 1.42m)

WALK IN DRESSING ROOM

9' 10" x 5' 0" (2.99m x 1.52m)

BEDROOM 3

12' 2" x 12' 9" (3.71m x 3.88m)

BATHROOM

11' 11" x 10' 11" (3.63m x 3.32m)

OUTSIDE

Two parking spaces (43 & 44).

SERVICES

All mains connected. Electric heating.

TENURE

Active Management Company - Kensington Place Limited.

Leasehold - 999 years

Service Charge - £6,215.63 per annum

Ground Rent - £10

Rates - Treasury £1,465.18, Onchan

Commissioners £1,137.84

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.

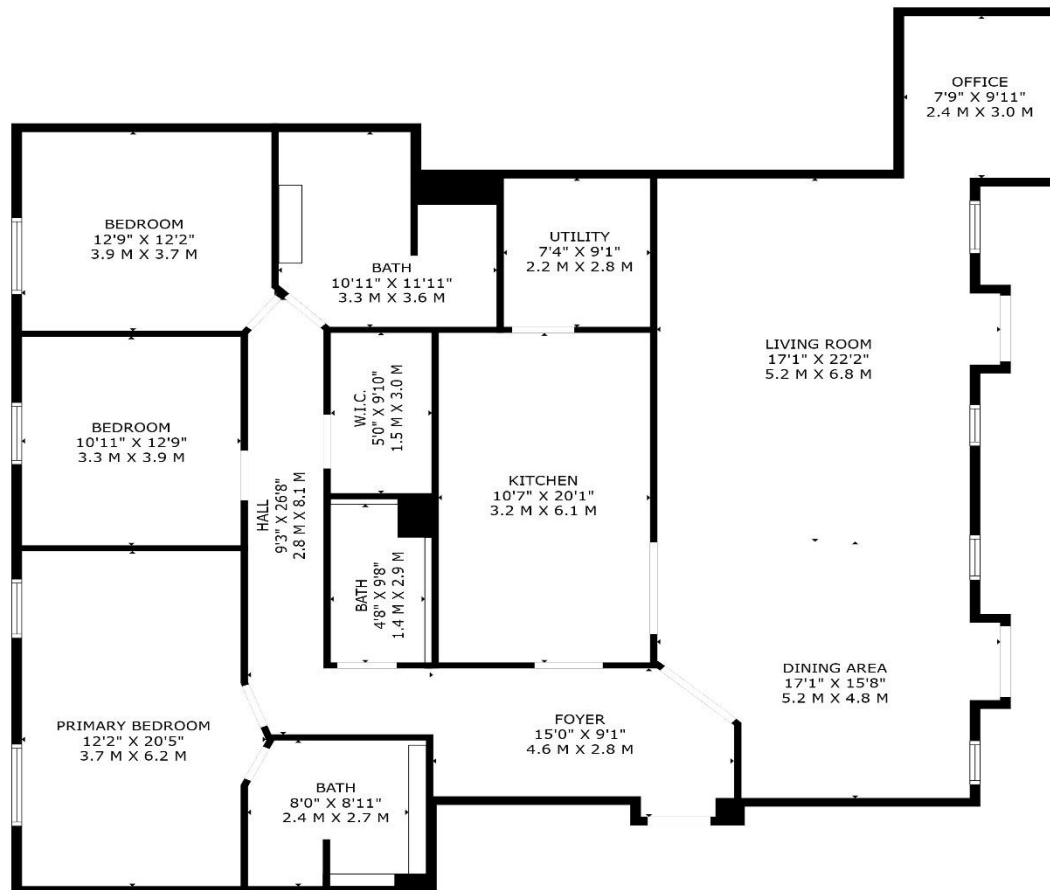
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TOTAL: 1979 sq. ft, 184 m²
 FLOOR 1: 1979 sq. ft, 184 m²
 EXCLUDED AREAS: UTILITY: 66 sq. ft, 6 m²
 WALLS: 112 sq. ft, 11 m²



Since 1854



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