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34 Majestic Apartments, King Edward Road, Onchan, IM3 2BE
Asking Price £1,525,000

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A recently refurbished and stylish three bedroom apartment of quality with frontline views of Douglas Bay across to the outer harbour and Douglas Head. The apartment is being sold turn key with furniture included and no onward chain. This gated scheme retains exclusivity and is arguably the premier apartment development on the outskirts of Douglas. Viewing is strongly recommended to appreciate the fine views, with all the principal rooms enjoying sea front aspects with the addition of three separate balconies. There is a large garage, single integral garage and two parking spaces.



LOCATION

From Douglas, travel the length of the Promenade and continue via Port Jack and along King Edward Road. Continue until you reach the driveway entrance to Majestic Apartments on your right hand side. Follow into the drive and bear right to the electric gates. Follow down the slope to Phase 1. Apartment 34 can be found in the far entrance and is located on the first floor.

GROUND FLOOR: COMMUNAL ENTRANCE HALL

Lift and stairs to

FIRST FLOOR - PRIVATE HALL

Panelled entrance door. Coved ceiling.

CLOAKS/WC

5' 10" x 5' 10" (1.78m x 1.78m)

Fully tiled walls. Wall hung WC and vanity wash hand basin. Mirror. Vent/extractor. Speakers.

PLANT ROOM

7' 5" x 6' 4" (2.26m x 1.93m) max

Parquet wood block flooring. ACV electric water heater. Manifolds for underfloor heating. ACV tank.

HALL

Video entry phone. Coved ceiling. Central heating thermostat. Ceiling speakers. Double opening, bevelled glass doors to

LOUNGE/DINING ROOM

27' 8" x 21' 6" (8.43m x 6.55m)

Coved ceiling. Expansive views over the rugged coastline taking in the sweep of the bay to Douglas Head, Tower of Refuge and over to the Harbour. Sliding door to balcony 16'11 x 6'9.

BREAKFAST/KITCHEN AREA

15' 9" x 10' 11" (4.80m x 3.32m)

Laminate Oak wooden floor. Fitted base and wall units in cream with contrasting black granite work surfaces. Appliances comprise Siemens integrated fridge freezer, microwave, electric oven, hob, extractor hood and dishwasher. 1 1/2 bowl integrated black granite drainer with glass splashback. Under unit lighting. Matching black granite worktop/table with 4 chairs. Chrome electrical fittings throughout.

UTILITY ROOM

9' 11" x 5' 10" (3.02m x 1.78m)

Wall and base units in cream with black granite worktops. Siemens washing machine and Siemens dryer. Sink with black granite single drainer. Glass splashback and under unit lighting. Oak laminate wood effect flooring.

INNER HALL

To bedrooms. Coved ceiling. Double built-in cloaks cupboards with parquet floor and hanging space.

BEDROOM 2

23' 10" x 11' 11" (7.26m x 3.63m)

Coved ceiling. Fitted triple wardrobes and drawers. Surround speakers to ceiling. Sliding door to shared balcony 16'11 x 6'10.

ENSUITE SHOWER ROOM

Shower cubicle, wall hung WC and vanity wash hand basin with cupboard below. Mirror to arched display niche. Large wall mirror. Heated towel rail. Coved ceiling. Vent extractor. Speakers to ceiling.

BEDROOM 3

23' 10" x 10' 6" (7.26m x 3.20m)

Coved ceiling. Fitted triple wardrobe and drawers. Speakers. Sliding door to shared balcony 16'11 x 6'10. Central heating thermostat.

ENSUITE BATHROOM

Villeroy and Boch panelled bath with mixer tap and shower attachment. Folding screen and shower head over. Wall hung WC and vanity wash hand basin. Mirror. Fully tiled walls. Heated towel rail. Coved ceiling. Vent/extractor. Speakers to ceiling.

MASTER BEDROOM

28' 0" x 15' 10" (8.53m x 4.82m)

Coved ceiling. Sliding door to separate balcony 9' x 2'11". Sea views. Ceiling speakers. Fitted dressing table with drawers, granite worktops. Large wall mirror.

ENSUITE DRESSING AREA

10' 0" x 8' 2" (3.05m x 2.49m)

Full height hanging space, shelving and drawers set around three sides.

ENSUITE BATHROOM

Twin vanity wash hand basin, bidet, panelled Jacuzzi bath. Wall mounted television. Large shower cabinet. Fully tiled walls and floor. Large illuminated wall mirror. Glass shelving. Heated towel rail. Marble cill.

OUTSIDE

Integral Single Garage: 10' x 20'5".

Additional large garage: 14'4 x 19'5".

Communal grounds.

TENURE

LEASEHOLD - Residue of 999 year lease.

SERVICE CHARGE: For 2024/2025 is £6069 per annum (including both garages).

SERVICES

Mains water, electricity and drainage.

Underfloor heating throughout.

VIEWING

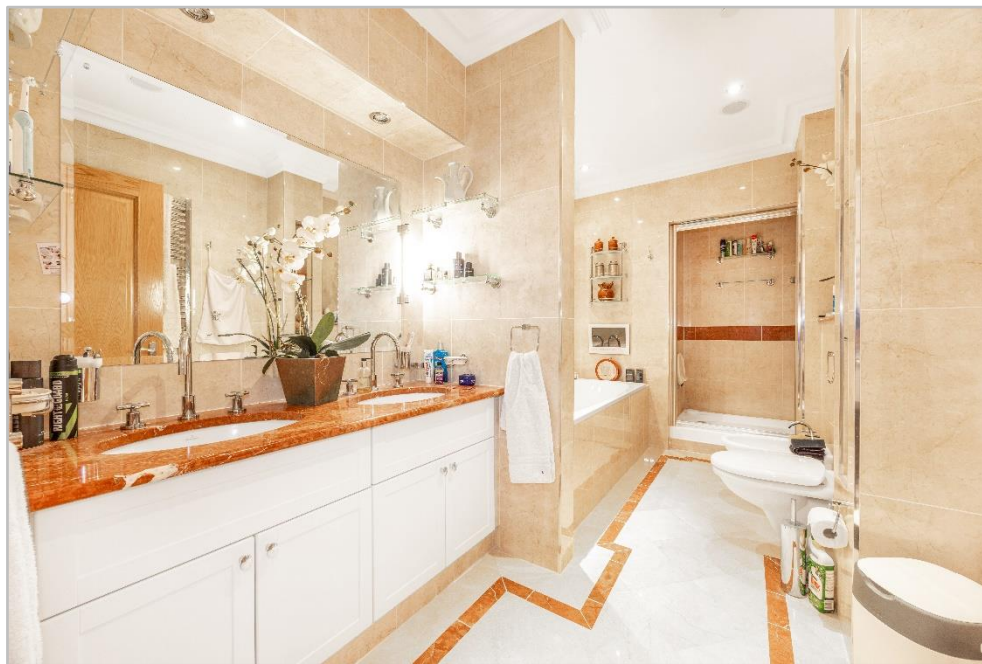
Viewing is strictly by appointment through CHRYSTALS Please inform us if you are unable to keep appointments.

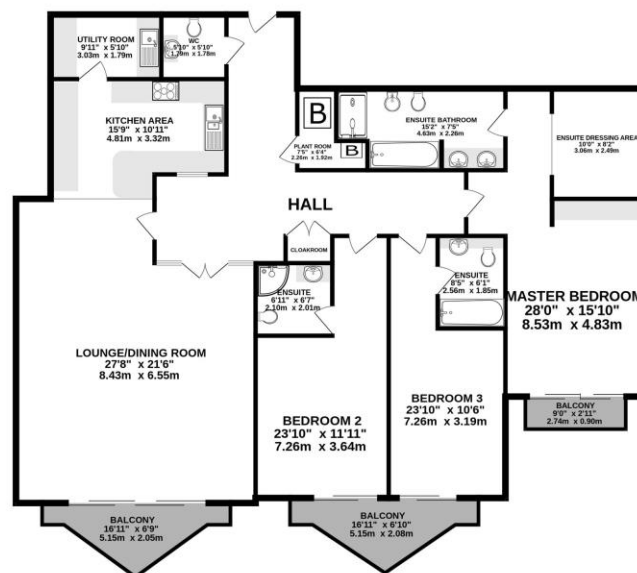
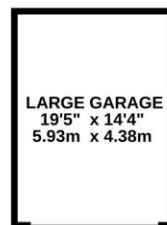
POSSESSION

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TOTAL FLOOR AREA : 2588 sq.ft. (240.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Since 1854



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