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86 Spectrum Apartments, Central Promenade, Douglas, IM2 4JL

Asking Price £195,000

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INVESTMENT APARTMENT 86 at Spectrum is a luxurious, second-floor residence currently let at £950 per calendar month, presenting a rare opportunity to acquire a stylish home within this stunning waterfront development on Douglas Central Promenade. Meticulously finished and thoughtfully appointed, the apartment boasts high-quality fixtures and fittings that create an elegant, contemporary living space. The lounge and dining area flow onto a private terrace, offering delightful views of the landscaped communal atrium gardens and the water feature beyond. An ultra-modern open-plan fitted kitchen complements the living area, while a double bedroom provides comfortable, sophisticated living. A versatile study offers the option of a second reception room, complemented by a luxurious contemporary bathroom and a separate WC. The property benefits from the overall Spectrum ambience of luxury, security, and coastal charm, with access to landscaped grounds, water features, and secure entry. Allocated parking in underground garaging.



LOCATION

From the Sea Terminal proceed north along the promenade beyond the Villa Marina. Follow through the roundel and along the promenade to the central promenade to where Spectrum Apartments can be found.

COMMUNAL ENTRANCE

SECOND FLOOR - APARTMENT 87

PRIVATE HALL

13' 5" x 10' 2" (4.1m x 3.1m)

CLOAKROOM

4' 11" x 4' 11" (1.5m x 1.5m)

LOUNGE

16' 5" x 17' 1" (5m x 5.2m)

BALCONY

9' 10" x 10' 10" (3m x 3.3m)

KITCHEN

6' 7" x 17' 1" (2.0m x 5.2m)

BEDROOM

6' 3" x 10' 2" (1.9m x 3.1m)

DRESSING ROOM

5' 3" x 5' 7" (1.6m x 1.7m)

BATHROOM

6' 11" x 5' 11" (2.1m x 1.8m)

STORE ROOM

6' 4" x 10' 3" (1.9m x 3.1m)

OUTSIDE

Communal garden to front. External courtyard. Parking space number 56 in the underground parking garage.

TENURE

LEASEHOLD - Remainder of 999 year lease.

SERVICE CHARGE: £3045 per annum.

Ground Rent: £486.98

SERVICES

Mains water, electricity and drainage. Electric Storage heating.

VIEWING

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

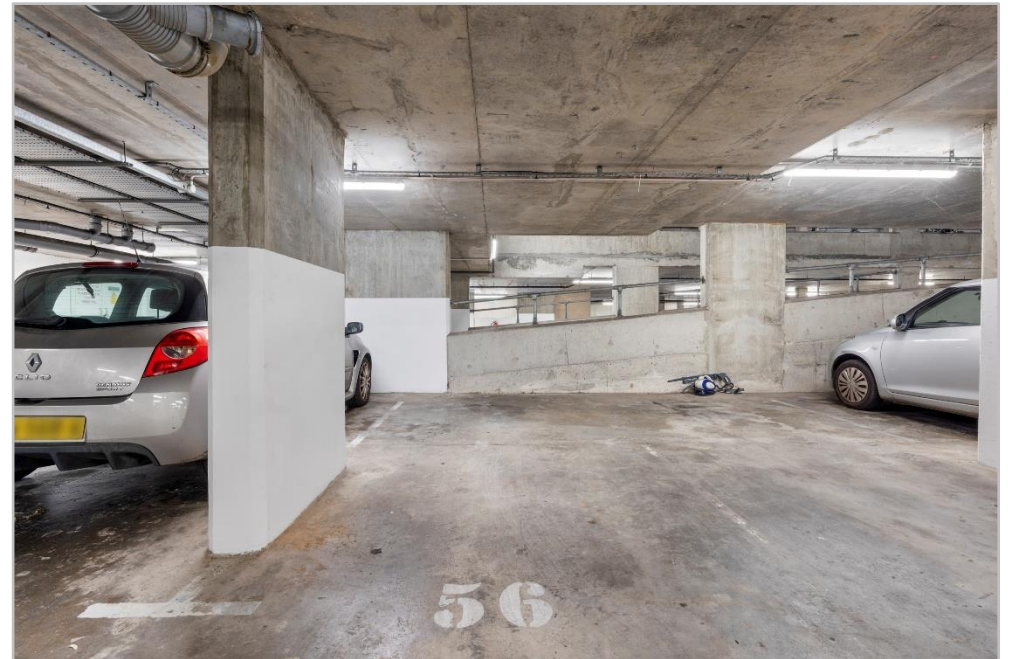
POSSESSION

Tenanted until June 2026.

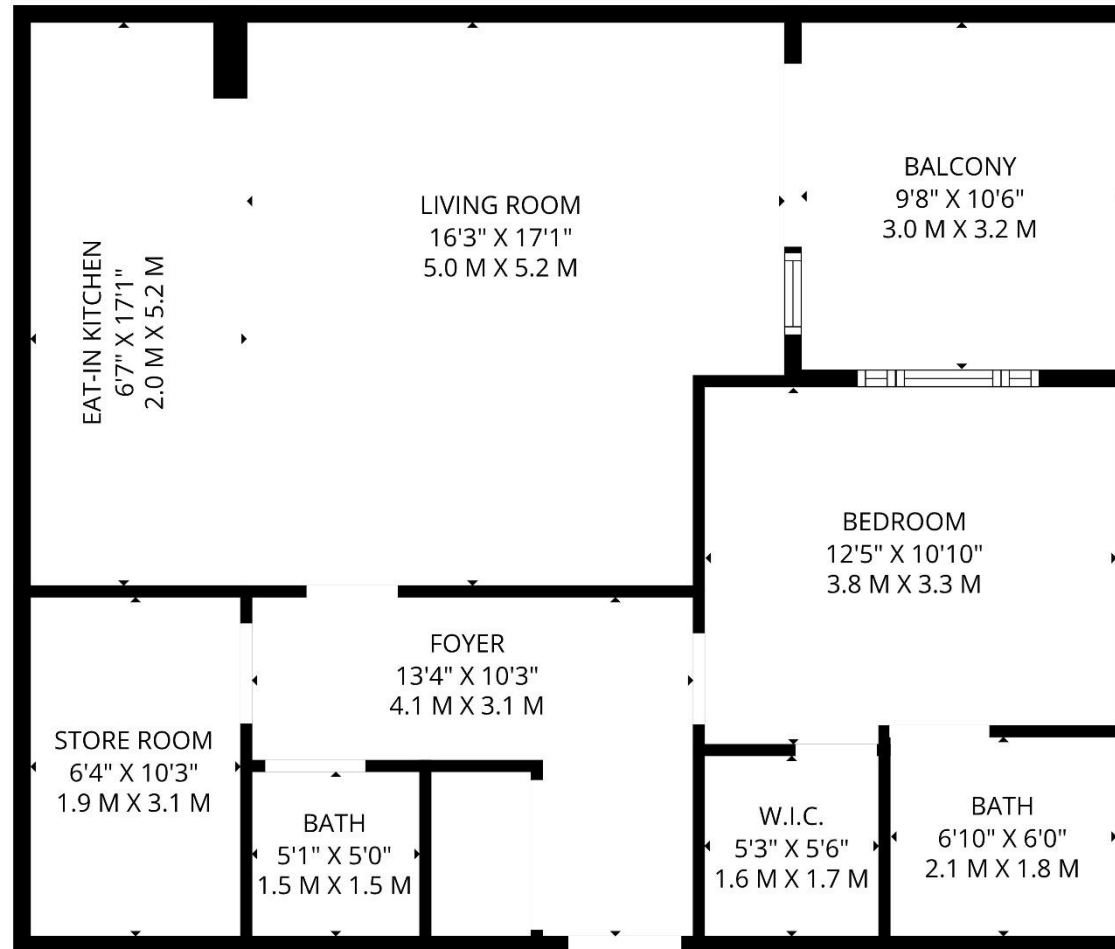
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TOTAL: 798 sq. ft, 74 m2

FLOOR 1: 798 sq. ft, 74 m2

EXCLUDED AREAS: BALCONY: 102 sq. ft, 9 m2, WALLS: 66 sq. ft, 7 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Since 1854



DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac.
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