



Chrystals are delighted to offer this modern newly renovated immaculate 2/3 bedroom apartment in the heart of Douglas just minutes away from the city centre. This ground floor duplex 2/3 bedroom with basement apartment is finished to a high standard. This spacious duplex double bedroom with en-suite shower-room and access to outside flat roof area (summer sun trap) a second bedroom on ground floor and large basement room for use as third bedroom or storage or both. Viewing highly recommended.



LOCATION

From the Rosemont traffic lights travel south along Bucks Road and turn right onto Kensington Road. Take the next right onto Raphael Road and the property is located on the corner with Grosvenor Road.

COMMUNAL ENTRANCE

FLAT 2 - GROUND FLOOR

ENTRANCE HALL

2' 11" x 10' 10" (0.9m x 3.3m)

BEDROOM

8' 6" x 10' 10" (2.6m x 3.3m)

BATHROOM

7' 7" x 7' 7" (2.3m x 2.3m)

KITCHEN

8' 2" x 11' 2" (2.5m x 3.4m)

LIVING ROOM

16' 1" x 17' 5" (4.9m x 5.3m)

STAIRS TO BASEMENT LEVEL

BASEMENT ROOM 1

22' 8" x 15' 5" (6.9m x 4.7m)

BASEMENT ROOM 2

7' 7" x 5' 7" (2.3m x 1.7m)

STAIRS TO FIRST FLOOR

BEDROOM

8' 10" x 14' 9" (2.7m x 4.5m)

SHOWER ROOM

2' 7" x 13' 9" (0.8m x 4.2m)

OUTSIDE

Communal front gardens.

TENURE

LEASEHOLD – 999 year lease.

Service Charge: Approx. £2280 per annum.

Each apartment owner will have a 25% share in the Management Company, Raphael Road No. 8 Ltd.

SERVICES

Mains water, electricity and drainage. Electric heating.

VIEWING

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

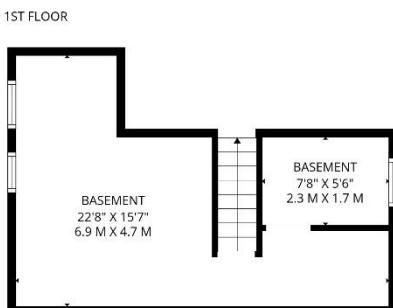
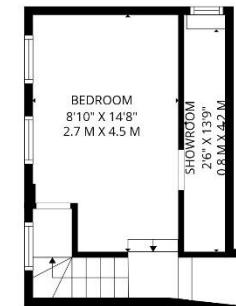
POSSESSION

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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 the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors







TOTAL: 1069 sq. ft, 100 m²
BELOW GRADE: 269 sq. ft, 25 m², 1st floor: 590 sq. ft, 55 m², 2nd floor: 210 sq. ft, 20 m²
EXCLUDED AREAS: WALLS: 137 sq. ft, 12 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

