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Flat 3, 8 Raphael Road, Douglas, IM1 3EH
Asking Price £202,500

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Chrystals are delighted to offer this modern newly renovated immaculate 2 bedroom apartment in the heart of Douglas just minutes away from the city centre. This first floor bright and airy 2 bedroom apartment is finished to a high standard with a new fully fitted kitchen and bathroom. Benefitting from a large double bedroom, second bedroom and a bright and spacious lounge with high ceilings. 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 3 - FIRST FLOOR

HALL

11' 2" x 3' 3" (3.4m x 1m)

LIVING ROOM

13' 1" x 12' 10" (4m x 3.9m)

KITCHEN

7' 10" x 6' 7" (2.4m x 2m)

BATHROOM

7' 3" x 5' 11" (2.2m x 1.8m)

BEDROOM

8' 10" x 9' 6" (2.7m x 2.9m)

BEDROOM

8' 10" x 15' 9" (2.7m x 4.8m)

OUTSIDE

Communal front garden.

TENURE

LEASEHOLD – 999 year lease.

Service charge: Approx £1710 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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: 555 sq. ft, 52 m2
 1st floor: 555 sq. ft, 52 m2
 EXCLUDED AREAS: WALLS: 64 sq. ft, 6 m2

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

Since 1854



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