



A well-presented top floor apartment in a central and convenient location of Douglas. Accessed via a private entrance to the rear, the property offers a good degree of privacy and convenience. The accommodation is bright and generously proportioned, comprising a fitted kitchen, a comfortable living space, and a separate dining area set slightly above the main living room, with useful built-in storage. There is a modern shower room, a spacious main bedroom, and an additional second bedroom. The location is ideal for those seeking easy access to Douglas town centre, with the promenade, shops, and local amenities all close by. Outside, the apartment benefits from a raised patio area currently used for outdoor seating, along with an allocated parking space. An excellent opportunity for owner-occupiers or buyers looking for a solid investment. Viewing is highly recommended.



LOCATION

Travel up Bucks Road towards the Rosemount Traffic lights and continue straight ahead. Turn left onto Woodbourne Square and up Hawarden Avenue and Mount Bradda is the first left. Access to the apartment is via the rear down a service lane.

KITCHEN

12' 2" x 7' 7" (3.7m x 2.3m)

INNER HALL

BATHROOM

7' 10" x 6' 11" (2.4m x 2.1m)

LIVING ROOM

15' 9" x 13' 9" (4.8m x 4.2m)

DINING ROOM

13' 9" x 10' 2" (4.2m x 3.1m)

UTILITY ROOM

3'10" x 9'10" (1.2m x 3m)

BEDROOM

17' 9" x 17' 1" (5.4m x 5.2m)

BEDROOM

12' 6" x 12' 6" (3.8m x 3.8m)

OUTSIDE

Parking to the rear. Access to the apartment is also via the rear of the building with its own private access.

TENURE

LEASEHOLD - Remainder of 999 year lease.

SERVICE CHARGE: £60 per month.

Management Company is Mount Bradda Limited and each flat owner has shares in the company.

SERVICES

Mains water, electricity and drainage. Gas central heating.

VIEWING

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

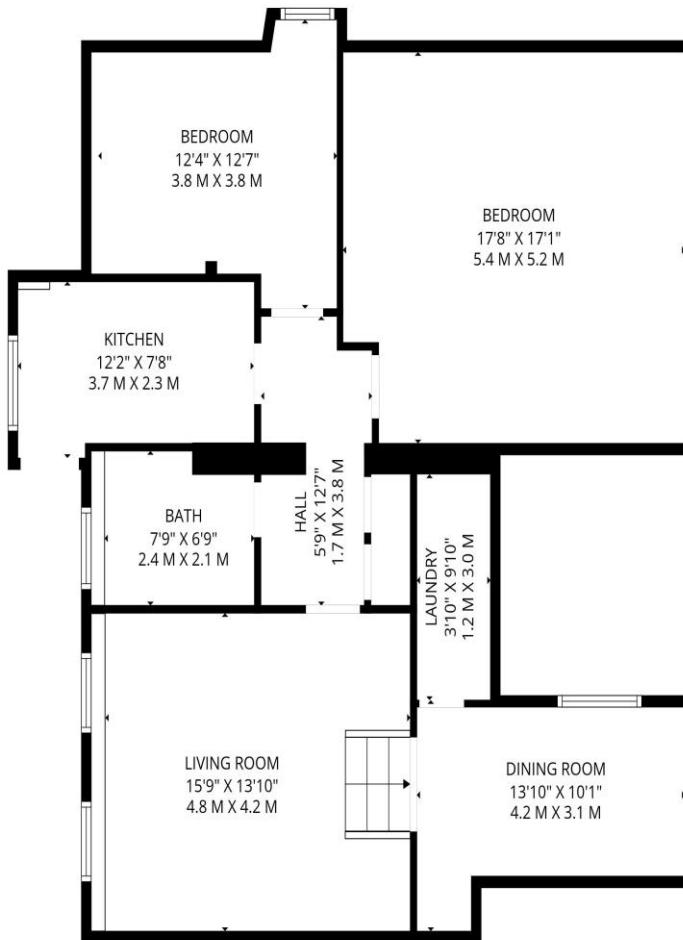
POSSESSION

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TOTAL: 878 sq. ft, 82 m²

1st floor: 878 sq. ft, 82 m²

EXCLUDED AREAS: LOW CEILING: 188 sq. ft, 17 m², WALLS: 85 sq. ft, 7 m²



Since 1854

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