



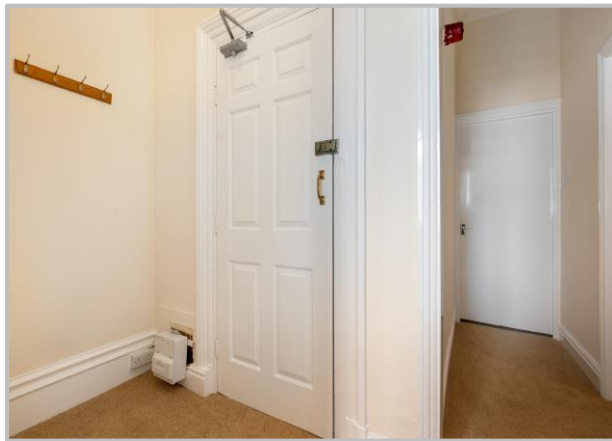
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Flat 2, 11 Windsor Road, Douglas, IM1 3LD
Asking Price £169,950

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A spacious and recently refurbished first floor apartment, located within a converted building on Windsor Road in central Douglas. The property enjoys a convenient location with local amenities close by and is just a short walk from the Douglas Promenade. The well-proportioned accommodation includes a comfortable living room, fitted kitchen, one double bedroom, one single bedroom, and a contemporary family shower room. Residents benefit from access to a communal paved patio area, along with a parking space to the rear of the building. The property is offered with no onward chain, making it an ideal option for buyers looking for a straightforward purchase. Viewing is highly recommended.



LOCATION

From The Rosemount Traffic light turn down Windsor Road. The property can be easily located by our For Sale Board, on the left hand side.

COMMUNAL ENTRANCE HALL

FLAT 2 - FIRST FLOOR

HALLWAY

KITCHEN

10' 2" x 7' 7" (3.1m x 2.3m)

LIVING ROOM

13' 5" x 13' 1" (4.1m x 4.0m)

INNER HALLWAY

BATHROOM

5' 7" x 7' 10" (1.7m x 2.4m)

BEDROOM

7' 7" x 10' 2" (2.3m x 3.1m)

BEDROOM

16' 1" x 7' 10" (4.9m x 2.4m)

Steps down into.

OUTSIDE

Communal front paved patio. 1 parking space to the rear.

TENURE

LEASEHOLD - 999 years.

SERVICE CHARGE: £1250 per annum. Ground Rent £10 per annum. Management company is 11 WR Limited.

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.

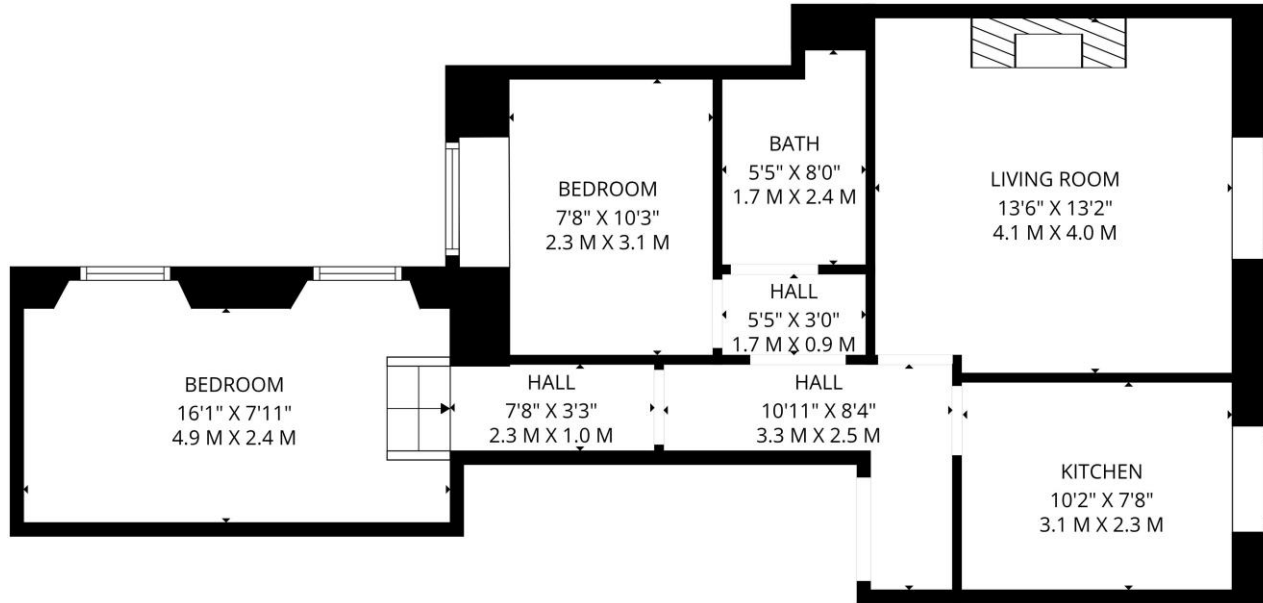
POSSESSION

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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: 658 sq. ft, 61 m2
 1st floor: 658 sq. ft, 61 m2
 EXCLUDED AREAS: WALLS: 94 sq. ft, 9 m2

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



Since 1854



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