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Flat 1, 8 Raphael Road, Douglas, IM1 3EH  
**Asking Price £164,950**

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Chrystals are delighted to offer this modern newly renovated immaculate one bedroom apartment in the heart of Douglas just minutes away from the city centre. Benefitting from it's own private entrance and private garden area this ground floor apartment is finished to a high standard, all new fully fitted kitchen and bathroom ready for use, integrated storage helps keep this apartment bright and airy. 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 HALL

### FLAT 1 - GROUND FLOOR

#### HALL

9' 2" x 3' 3" (2.8m x 1m)

#### LIVING ROOM

17' 5" x 11' 6" (5.3m x 3.5m)

#### BEDROOM

11' 6" x 9' 6" (3.5m x 2.9m)

### STAIRS TO FIRST FLOOR STORAGE AREAS

#### FAMILY BATHROOM

5' 7" x 6' 3" (1.7m x 1.9m)

#### KITCHEN

7' 3" x 9' 10" (2.2m x 3m)

### STAIRS TO FIRST FLOOR LARGE STORAGE AREA

5' 7" x 8' 6" (1.7m x 2.6m)

## OUTSIDE

Gardens to the front are communal. Rear garden is for the private use of the Flat 1.

## TENURE

LEASEHOLD – 999 year lease.

Service charge: Approx. £1520 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.

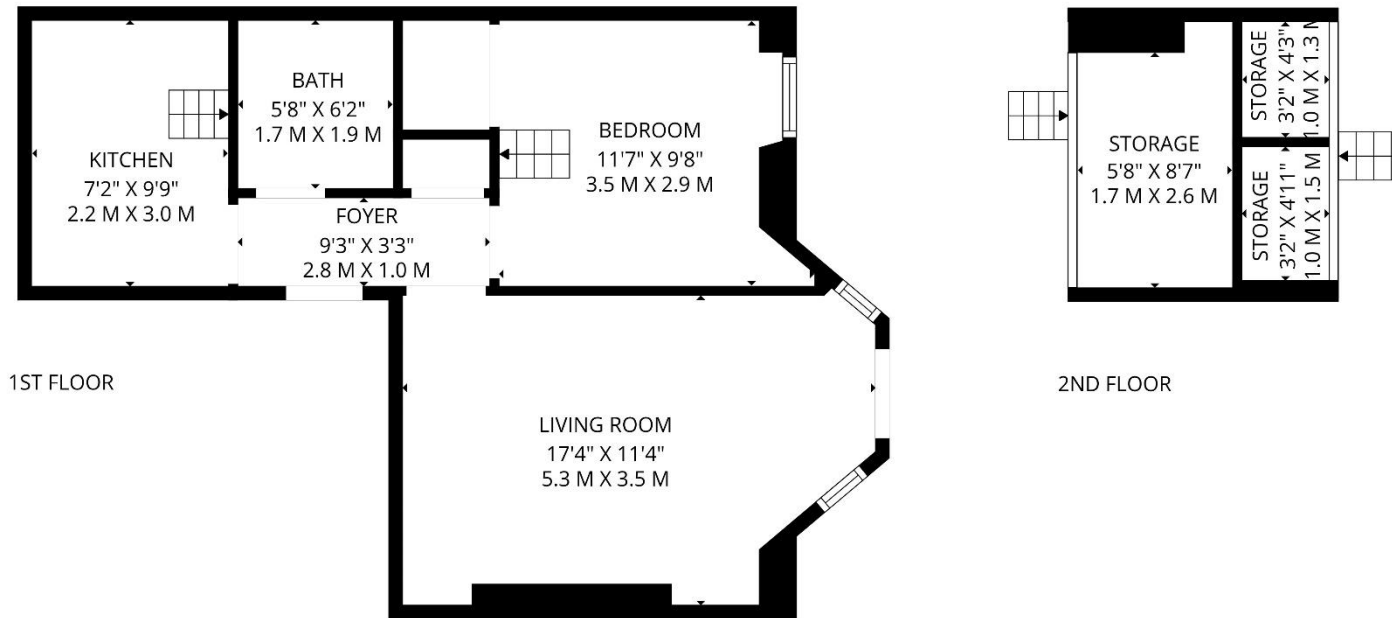
## POSSESSION

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**TOTAL: 445 sq. ft, 41 m2**  
 1st floor: 445 sq. ft, 41 m2, 2nd floor: 0 sq. ft, 0 m2  
 EXCLUDED AREAS: LOW CEILING: 97 sq. ft, 8 m2, WALLS: 72 sq. ft, 8 m2

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

Since 1854



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