



Chrystals are delighted to offer this modern newly renovated immaculate 3 bedroom apartment in the heart of Douglas just minutes away from the city centre. This top floor bright and airy three bedroom apartment is finished to a high standard with a new fully fitted kitchen and bathrooms. With a spacious double bedroom, en-suite shower-room, two further bedrooms. Large contemporary family bath and shower room and modern kitchen. 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 4 - FIRST FLOOR ENTRY

### ENTRANCE HALL

5' 11" x 11' 2" (1.8m x 3.4m)

### BEDROOM

12' 2" x 17' 5" (3.7m x 5.3m)

### ENSUITE

8' 10" x 3' 3" (2.7m x 1m)

## STAIRS TO SECOND FLOOR

### HALLWAY

9' 2" x 13' 1" (2.8m x 4m)

### LIVING ROOM/DINING AREA

11' 10" x 12' 6" (3.6m x 3.8m)

### KITCHEN

8' 2" x 12' 6" (2.5m x 3.8m)

### BATHROOM

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

### BEDROOM

10' 2" x 8' 6" (3.1m x 2.6m)

### BEDROOM

8' 10" x 7' 10" (2.7m x 2.4m)

### OUTSIDE

Communal front garden.

### TENURE

LEASEHOLD – 999 year lease.

Service Charge: Approx. £2090 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

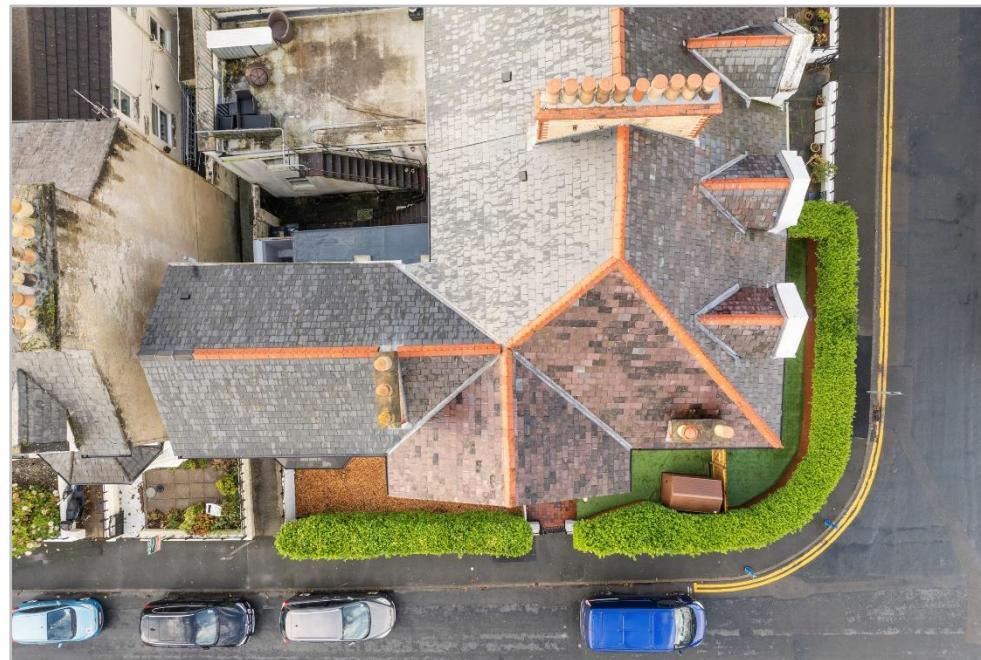
Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

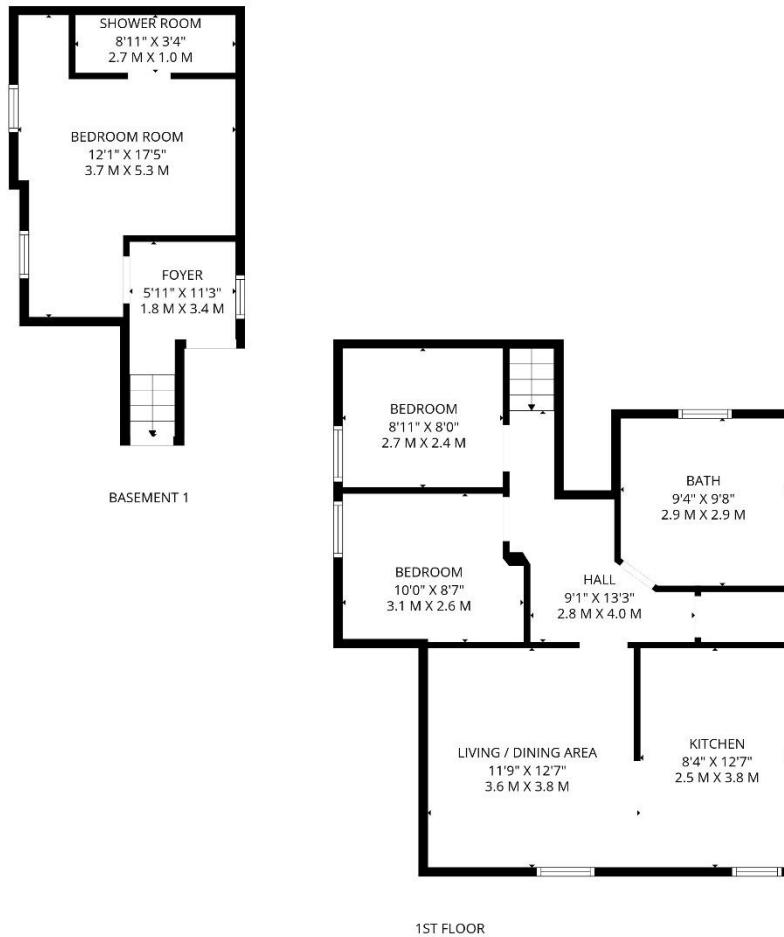
### POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves

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**TOTAL: 836 sq. ft, 78 m<sup>2</sup>**

BELOW GRADE: 227 sq. ft, 21 m<sup>2</sup>, 1st floor: 609 sq. ft, 57 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 97 sq. ft, 9 m<sup>2</sup>

Since 1854

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