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9 Sheridan Apartments, Falcon Street, Douglas, IM2 3HA
Asking Price £395,000

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Spacious luxury third floor apartment within a prestigious converted landmark building in central Douglas. Originally the historic Okells Falcon Brewery, the building was sympathetically redeveloped in 2010 to create just 12 contemporary apartments, complemented by secure allocated parking and residents' gymnasium and spa facilities. Apartment 9 offers generously proportioned accommodation arranged over two floors, comprising two impressive double bedrooms, both benefiting from spacious en-suite facilities. The light and inviting living room features a large vaulted ceiling and multiple attractive feature windows, creating a wonderful sense of space and character. The high-specification breakfast kitchen provides a stylish and practical space for both everyday living and entertaining, with doors opening onto a private balcony. A separate cloakroom completes the accommodation. The property enjoys an enviable central location, within easy walking distance of Douglas Promenade and beach, as well as the town centre and business district, making it particularly convenient for both professional and leisure pursuits. The property is offered for sale with the benefit of no onward chain.



LOCATION

From the sea terminal travel along the promenade take a left hand turn after the Villa Marina and up Broadway. Take the left hand turn at the traffic signals and Sheridan Apartments can be located on your right hand side.

COMMUNAL ENTRANCE

APARTMENT 9 - THIRD FLOOR

ENTRANCE HALLWAY

LIVING ROOM

16' 1" x 15' 1" (4.9m x 4.6m)

SEPARATE WC

2' 11" x 5' 3" (0.9m x 1.6m)

KITCHEN

10' 6" x 17' 1" (3.2m x 5.2m)

BALCONY

7' 7" x 16' 1" (2.3m x 4.9m)

STAIRS TO UPPER FLOOR

LANDING

11' 6" x 7' 10" (3.5m x 2.4m)

BEDROOM

16' 1" x 15' 5" (4.9m x 4.7m)

ENSUITE

9' 10" x 5' 3" (3.0m x 1.6m)

BEDROOM

17' 5" x 14' 5" (5.3m x 4.4m) max

ENSUITE

11' 10" x 7' 10" (3.6m x 2.4m)

LOWER GROUND FLOOR - COMMUNAL GYM

OUTSIDE

To the front of the property there is a communal parking area. Access from either side of the property to the private and secure parking area where there are allocated parking spaces.

TENURE

Leasehold - Residue of 999 year lease.

Service Charge: Approx £1585 per annum

SERVICES

Mains water, electricity and drainage. Gas central heating. Electric heating.

VIEWING

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

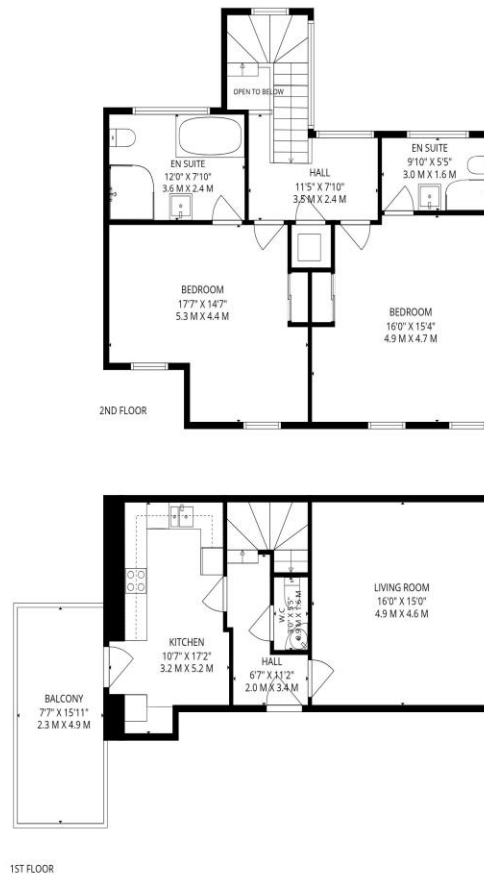
POSSESSION

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Total: 1123 sq. Ft, 104 m2

1st Floor: 521 sq. Ft, 48 M2, 2nd Floor: 602 sq. Ft, 56 m2

Excluded Areas: Balcony: 121 sq. Ft, 11 M2, Low Ceiling: 152 sq. Ft, 13 M2, Open To Below: 10 sq. Ft, 1 M2, Walls: 117 sq. Ft, 12 m2



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

Since 1854



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