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6 Falcon Cliff Apartments, Douglas, IM2 4LD
Asking Price £185,000

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A modern, purpose-built second-floor apartment superbly located in the heart of Douglas, offering stylish coastal living with panoramic sea and promenade views. The apartment features two well-proportioned bedrooms, a fitted kitchen, bathroom, and a spacious open-plan lounge/diner designed to maximise natural light and take full advantage of the stunning outlook across the bay. Ideally positioned within easy reach of local schools, shops, cafés, restaurants, and leisure facilities, the property combines everyday convenience with an enviable central location, making it perfectly suited to professionals, couples, small families, or buy-to-let investors alike. Please note the property does not currently have a functioning boiler, and this will not be replaced by the vendor. The property is therefore offered as seen. A personal inspection is highly recommended to fully appreciate the accommodation, views, and lifestyle on offer.



LOCATION

Travelling North along Douglas promenade, continue past the Empress Hotel and turn left onto Empress Drive. Continue straight on at the junction onto Palace Road. Falcon Cliff apartments can be found approximately 500 yards up on the left hand side.

COMMUNAL ENTRANCE

FLAT 6 - SECOND FLOOR

ENTRANCE HALL

LIVING ROOM

17' 9" x 16' 9" (5.4m x 5.1m)

KITCHEN

8' 2" x 6' 7" (2.5m x 2.0m)

BATHROOM

5' 3" x 6' 7" (1.6m x 2.0m)

BEDROOM

13' 9" x 12' 2" (4.2m x 3.7m)

BEDROOM

9' 2" x 7' 10" (2.8m x 2.4m) Max

TENURE

LEASEHOLD - 999 years from 1971.

SERVICE CHARGE: £2378.44 per annum.

Ground Rent: £50 per annum.

The property is currently managed by Stirling Management Ltd

SERVICES

Mains water electricity and drainage.

VIEWING

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

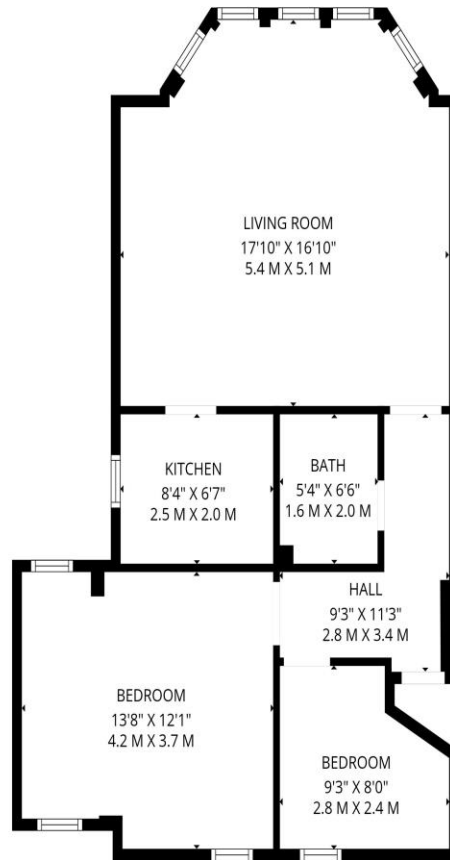
POSSESSION

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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: 674 sq. ft, 63 m2
 1st floor: 674 sq. ft, 63 m2
 EXCLUDED AREAS: WALLS: 59 sq. ft, 5 m2



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

Since 1854



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