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18 Marlborough Court, Central Promenade, Douglas, IM2 4LL

Asking Price £245,000

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18 Marlborough Court is a well-positioned ground floor apartment enjoying a highly desirable seafront location, with breathtaking panoramic views across Douglas Bay. Ideally situated within walking distance of the many amenities along the promenade, including shops, bars, restaurants and Douglas town centre., This beautifully presented apartment offers an excellent opportunity for first-time buyers, investors, or those seeking a conveniently located coastal home. The accommodation has been fully renovated throughout and is centred around a bright and spacious open-plan living, dining and kitchen area. A large bay window perfectly frames the stunning sea views, creating a wonderful focal point and allowing natural light to flood the space. The modern fitted kitchen is complemented by a breakfast bar, providing a practical and sociable area ideal for both everyday living and entertaining. The property offers two bedrooms, with the principal bedroom benefiting from an ensuite bathroom with shower, together with a separate modern family shower room. Offered with no onward chain, 18 Marlborough Court represents a fantastic opportunity to acquire a stylish and low-maintenance coastal apartment in one of Douglas's most sought-after locations. Viewing is highly recommended.



LOCATION

From the Sea Terminal travel north bound on the promenade, through the roundel and the Apartment can be located on the left, just before the road leading to Empress Drive.

COMMUNAL ENTRANCE

APARTMENT 18 - GROUND FLOOR

ENTRANCE HALL

LIVING/DINING ROOM

18' 1" x 17' 1" (5.5m x 5.2m)

KITCHEN

15' 9" x 13' 5" (4.8m x 4.1m)

BEDROOM

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

BATHROOM

6' 7" x 4' 7" (2.0m x 1.4m)

BEDROOM

11' 6" x 13' 1" (3.5m x 4.0m)

ENSUITE

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

TENURE

LEASEHOLD – 999 years remaining from lease created in 1991.

SERVICE CHARGE: £2400 per annum.

The Management Company is 18 Marlborough Court Ltd.

SERVICES

Mains water, electricity and drainage. Gas central heating.

VIEWING

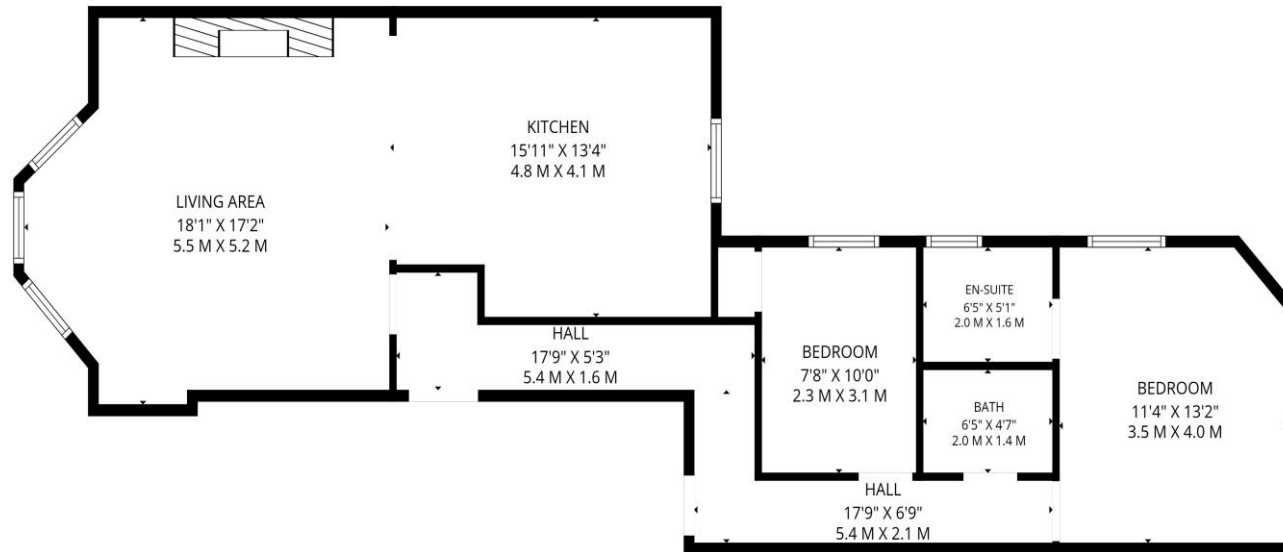
Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

POSSESSION

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TOTAL: 912 sq. ft, 85 m2
 1st floor: 912 sq. ft, 85 m2
 EXCLUDED AREAS: WALLS: 85 sq. ft, 8 m2

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

Since 1854



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