



www.chrystals.co.im

Flat 12 Douglas Head Apartments, Douglas, IM1 5BY
Guide Price £399,950

Flat 12 Douglas Head Apartments, Douglas, IM1 5BY

Guide Price £399,950

Occupying a prime position within an exclusive and highly regarded development, this exceptional first-floor apartment enjoys breathtaking panoramic views across Douglas Bay and along the picturesque coastline. Designed to maximise its enviable setting, the spacious dual-aspect living room is flooded with natural light and opens directly onto a private balcony via patio doors, creating the perfect vantage point from which to enjoy the ever-changing sea views. The accommodation comprises a generous principal bedroom complete with a contemporary en-suite shower room, while the second double bedroom also benefits from stunning coastal views and jack and jill bathroom. There is a separate utility cupboard, provides excellent practicality rarely found in apartment living. Further benefits include an allocated parking space and the convenience of being located within easy reach of Douglas' main business, retail and leisure districts, offering an ideal balance of luxury living and everyday convenience. Offered for sale with no onward chain, this outstanding apartment presents a rare opportunity to acquire a coastal home of distinction. Early viewing is highly recommended to fully appreciate the quality of accommodation and spectacular outlook on offer.



LOCATION

From the South Quay in Douglas head up Douglas Head Road. Follow beyond Manx Radio Station to the upper car park deck of Douglas Head Apartments.

COMMUNAL ENTRANCE HALL

APARTMENT 12 - FIRST FLOOR

PRIVATE ENTRANCE

6' 11" x 6' 3" (2.1m x 1.9m)

ENTRANCE HALL

4' 0" x 0' 0" (1.22m x 0.00m)

LIVING ROOM

16' 1" x 18' 8" (4.9m x 5.7m)

BALCONY

25' 3" x 4' 11" (7.7m x 1.5m)

DINING ROOM

16' 1" x 9' 10" (4.9m x 3.0m)

KITCHEN

11' 10" x 6' 3" (3.6m x 1.9m)

UTILITY CUPBOARD

1' 0" x 2' 11" (0.3m x 0.9m)

BEDROOM

10' 2" x 14' 5" (3.1m x 4.4m)

JACK & JILL BATHROOM

5' 3" x 9' 6" (1.6m x 2.9m)

BEDROOM

13' 1" x 18' 4" (4.0m x 5.6m) Max

ENSUITE

7' 10" x 5' 7" (2.4m x 1.7m)

OUTSIDE

Parking space.

TENURE

LEASEHOLD - 999 years lease.

SERVICE CHARGE: £4,047.57 per annum.

Managed by Point 2 Point.

SERVICES

Mains water, electricity and drainage. Gas central heating.

VIEWING

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

POSSESSION

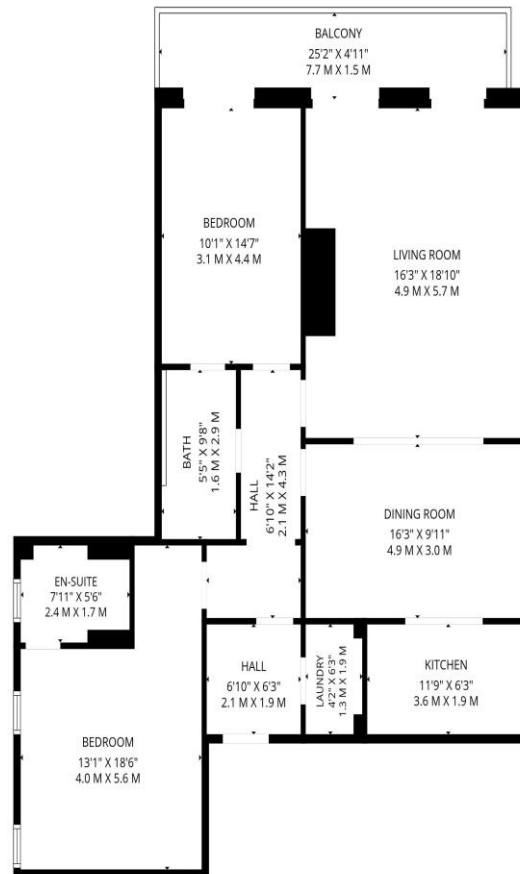
There is a tenancy on the apartment until November 2027, or by separate negotiation.

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: 1164 sq. ft, 108 m2
 1st floor: 1164 sq. ft, 108 m2
 EXCLUDED AREAS: BALCONY: 123 sq. ft, 11 m2, WALLS: 81 sq. ft, 8 m2

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

Since 1854



DOUGLAS

31 Victoria Street
 Douglas IM1 2SE
 T. 01624 623778
 E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
 Port Erin IM9 6RA
 T. 01624 833903
 E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.
 Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.