

Retail
Development
Industrial
Investment
Office



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FOR SALE INVESTMENT OPPORTUNITY

1 Albany Road, Douglas,
Isle of Man, IM2 3AJ
Asking Price: £499,000



- Prime Central Douglas location
- Three self-contained flats
- Investment opportunity
- Three parking spaces

Description

An exciting investment opportunity has arisen to acquire this substantial block of three self-contained flats, superbly positioned in the heart of central Douglas. Just a short walk from the city centre, local amenities, and major transport links, the property enjoys an exceptionally convenient location that will appeal strongly to both tenants and investors alike. Originally converted in 2003, the building offers versatile accommodation across three well-proportioned flats, each with its own distinctive layout and character, together providing excellent rental income potential. While certain areas would benefit from refurbishment, this presents a valuable chance to upgrade and significantly enhance long-term returns.

The ground floor flat offers generous living space, beginning with a good-sized lounge leading through to a kitchen. The flat includes a bathroom and three well-proportioned bedrooms, one of which features an ensuite bathroom with scope for upgrading. Completing the accommodation is a private front garden, adding further appeal. This flat is currently occupied informally by a friend of the owner, with no formal lease in place, offering flexibility for future use.

The first floor flat is a bright and spacious, featuring a large lounge and a modern, well-fitted kitchen. It offers three bedrooms, including two excellent doubles, with the principal bedroom benefitting from an ensuite bathroom. Currently vacant, this flat presents an immediate opportunity for letting or further enhancement to maximise rental income.

On the second floor, the flat provides generous living accommodation with a spacious lounge and an attractive kitchen complete with a dining area. The bathroom is well appointed with both a bath and a separate shower. There are three bedrooms, two good-sized doubles and a third with its own ensuite shower room. This flat is currently rented at £750 per month on a rolling monthly tenancy, providing instant income for an incoming investor.

Externally, the property offers three rear parking spaces, plus an additional yard and a small outbuilding with scope for refurbishment. Rear access serves the first and second floor flats. With gas throughout and clear potential for upgrades, this property presents a strong opportunity to add value and enhance long-term returns.

Location

Travelling from Douglas city centre, head up Woodbourne Road. At the top of Woodbourne Road, Albany Road is conveniently located just off the main route.

Services

Mains water, electricity, gas and drainage are connected.

Viewing

Viewing arrangements strictly by appointment through the Agents, Chrystals Estate Agents.



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