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# FOR SALE

## PRIME INVESTMENT OPPORTUNITY

1 Laureston View and 1 & 2 St Mary's  
Road, Douglas, Isle of Man, IM2 5DA

Asking price: £399,000



- Prime central Douglas location
- Three self-contained flats
- Each with its own garage
- Vacant possession

### Description

Situated in a prime central Douglas location, just a short walk from the promenade and the amenities of the city centre, 1 Laureston View and 1 & 2 St Mary's Road present a rare and compelling opportunity to acquire a fully self-contained, three-unit investment with significant potential. Arranged as three individual flats, each with the added benefit of its own garage, the property is ideally suited to investors or those seeking a versatile purchase with income-generating capability.

Flat 1, known as 1 Laureston View, is a spacious and well-proportioned one bedroom apartment benefiting from a front garden and access to a communal rear yard. Internally, the property offers generous living accommodation including a bright living room, separate dining room and a kitchen,

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complemented by a comfortable double bedroom and a shower room. The flat is served by gas central heating and is presented in a functional condition, offering scope for modernisation, with the added benefit of a single garage.

Flat 2, positioned at 1 St Mary's Road, offers flexible and well-balanced three bedroom accommodation. The layout includes an open plan living and dining area, three bedrooms including a larger principal bedroom with washbasin, a kitchen, bathroom with bath and shower. The property also benefits from a useful sunroom overlooking the communal rear yard, a patio area to the rear, and gas central heating. Externally, there is a large single garage equipped with water and electricity, and with some updating and refurbishment, the property offers an excellent opportunity to add value.

Flat 3, located at 2 St Mary's Road, is a generously sized one-bedroom apartment offering excellent proportions throughout. The standout feature is the particularly large bedroom, complemented by a well-sized living room, kitchen, bathroom and a bright sun room. The property includes gas central heating, although a new boiler is required, and also benefits from a single garage with electric supply. This flat is in need of refurbishment, including installation of a new kitchen and bathroom, presenting a blank canvas for buyers to redesign and maximise value.

The property is offered for sale with vacant possession, providing purchasers with maximum flexibility. Each flat benefits from its own independent electricity and gas metering, making the building well suited for letting purposes. It should be noted that Flats 2 and 3 currently utilise an internal staircase via Flat 1 as a means of escape, and the kitchen within Flat 3 will need to be relocated to the existing sun room to ensure compliance with fire regulations.

Overall, the building would benefit from general modernisation, with Flats 2 and 3 requiring

more extensive works. However, the excellent central location, combined with the size, layout and potential of the accommodation, makes this a highly attractive opportunity to create a strong-performing residential investment in the heart of Douglas.

## **Location**

Travelling out of Douglas along the Promenade towards Onchan, bear left at the Broadway traffic lights and continue straight through the next set of lights in the direction of St Ninian's Church. Proceed up the road past the terraced shops and the junction with Woodbourne Road, where the property will be found on the left hand side, occupying a prominent corner position.

## **Services**

Mains water, electricity, gas and drainage are connected.

## **Possession**

On completion of legal formalities.

## **Legal Fees**

Each party to pay their own legal fees.

## **Viewing**

Further details and viewing arrangements strictly by appointment through the Agents, Chrystals Estate Agents.



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