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10 Quay West, Bridge Road, Douglas, IM1 5AG  
**Asking Price £245,000**

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An excellent opportunity to acquire this beautifully presented one-bedroom luxury apartment, superbly positioned within one of Douglas' most sought-after riverside and quayside developments on the Isle of Man. Overlooking the landscaped courtyard gardens, the property offers a peaceful setting while remaining just a short stroll from the centre of the Island's capital. Ideally located, the apartment is within easy walking distance of Douglas Promenade, a superb selection of local restaurants and bars, a nearby superstore, and the Athol Street financial and business district, making it perfectly suited to professionals working in the Island's thriving finance sector, or those seeking a high-quality lock-up-and-leave home. Finished to an exceptional standard throughout, the apartment showcases premium fixtures and fittings, including Miele kitchen appliances and underfloor heating, delivering modern comfort and efficiency.



The bright open-plan living, dining and kitchen area forms the heart of the home, thoughtfully designed to maximise space and natural light. A generous private side balcony provides an ideal setting for al fresco dining or relaxing outdoors during the warmer months. The spacious double bedroom benefits from stylish fitted wardrobes and excellent storage solutions, while the beautifully appointed bathroom completes the accommodation with sleek, contemporary finishes. Further benefits include a secure gated underground allocated parking space (No. 23) and additional Store Room, a valuable feature in this central Douglas location and the property is offered for sale with no onward chain, ensuring a smooth and straightforward purchase. Early viewing is highly recommended to fully appreciate both the quality of accommodation and the prime Isle of Man location.

## LOCATION

From Bank Hill take right turn towards Tesco. Turn left at Mini-roundabout and next left into Lakeside Road. The entrance to underground car park is on the right hand side. Communal entrance hall is approached off Bridge Road and lift access from car park.

## COMMUNAL ENTRANCE

## APARTMENT 10 - SECOND FLOOR

## PRIVATE HALL

## KITCHEN AREA

7' 3" x 11' 2" (2.2m x 3.4m)

## LIVING ROOM

14' 1" x 15' 1" (4.3m x 4.6m)

## BALCONY

3' 7" x 15' 5" (1.1m x 4.7m)

## UTILITY ROOM

5' 3" x 4' 3" (1.6m x 1.3m)

## BATHROOM

7' 7" x 6' 7" (2.3m x 2m)

## BEDROOM

13' 5" x 11' 2" (4.1m x 3.4m)

## OUTSIDE

Communal courtyard. Private underground parking space No. 23.

Store Room located in the ground floor communal hall (no. 11).

## SERVICES

Mains water, electricity and drainage. Electric heating.

## TENURE

LEASEHOLD - 999 years.

Service Charge: Approx £1650 per annum.

The Management company is Stirling Management Ltd.

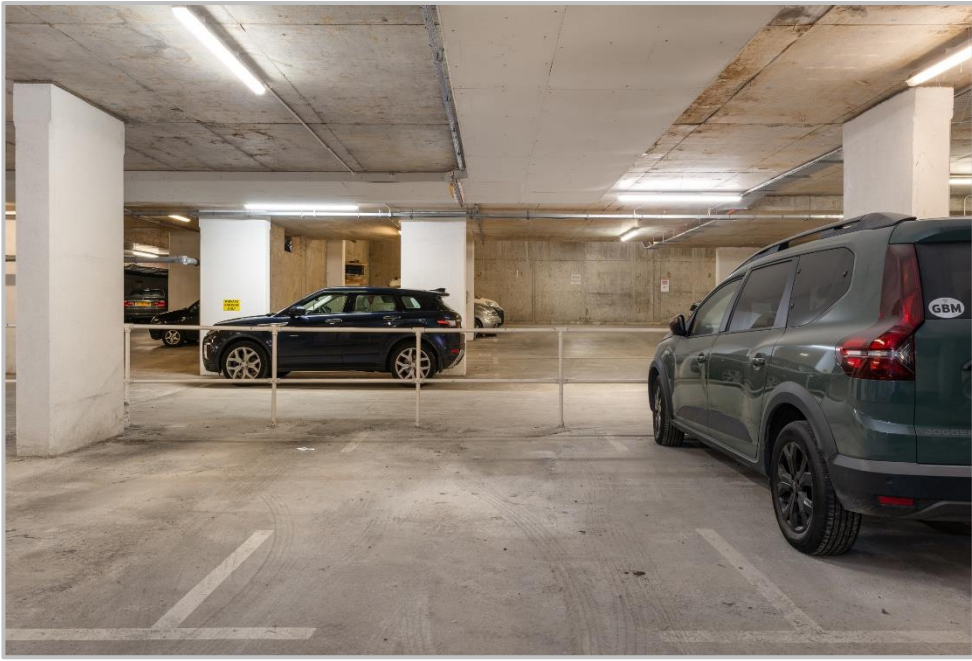
## VIEWING

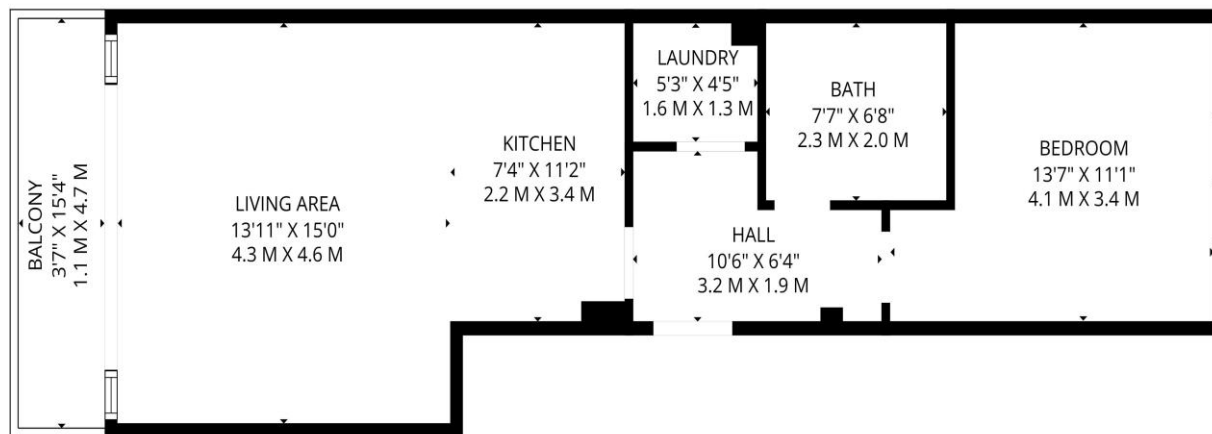
Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

## 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: 568 sq. ft, 53 m2**  
 1st floor: 568 sq. ft, 53 m2  
 EXCLUDED AREAS: BALCONY: 56 sq. ft, 5 m2, WALLS: 62 sq. ft, 5 m2

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

Since 1854



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