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9 Empress Apartments, Central Promenade, Douglas, IM2 4EE

Asking Price £365,000

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This luxury purpose-built third floor apartment enjoys stunning panoramic views across Douglas Bay, offering an exceptional seafront lifestyle in one of the island's most desirable locations. Positioned directly on the promenade, the property allows immediate access to the beach and scenic coastal walks, while Douglas town centre is just a short stroll away, providing a wide range of restaurants, bars, and shops. The apartment comprises a bright and spacious lounge/dining area with a modern open-plan fitted kitchen, utility, two double bedrooms, including a principal bedroom with en-suite shower room, as well as a contemporary family bathroom. Further benefits include electric heating, uPVC double glazing, an allocated underground parking space, and a useful separate storage room. Offered for sale with no onward chain, this impressive property is ideal for those seeking a stylish coastal home or investment opportunity. Early viewing is highly recommended.



LOCATION

Travelling northwards along Douglas Promenade, continue through the Roundell at the bottom of Broadway. Continue along where Empress Apartments will be clearly seen on the left hand side.

COMMUNAL ENTRANCE

APARTMENT 9 - THIRD FLOOR

ENTRANCE HALL

24' 7" x 8' 6" (7.5m x 2.6m) Max

OPEN PLAN

LOUNGE/DINING/KITCHEN

KITCHEN AREA

8' 6" x 12' 6" (2.6m x 3.8m)

DINING AREA

7' 10" x 12' 6" (2.4m x 3.8m)

LIVING ROOM

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

BALCONY

4' 7" x 11' 10" (1.4m x 3.6m)

MASTER BEDROOM

16' 9" x 13' 5" (5.1m x 4.1m) Max

ENSUITE BATHROOM

7' 7" x 8' 10" (2.3m x 2.7m)

BEDROOM

9' 10" x 16' 5" (3.0m x 5.0m)

BATHROOM

7' 7" x 4' 7" (2.3m x 1.4m)

UTILITY

7' 3" x 12' 6" (2.2m x 3.8m)

LOWER GROUND FLOOR

Car Parking Space No.43 located in the underground parking area.

There is a Storeroom No. 16 on this level included.

TENURE

Leasehold - Residue of 999 year lease.

SERVICE CHARGE: £2,452 per annum.

SINKING FUND: £697 per annum

GROUND RENT: £367 per annum

RATES: Total of £2050.79

The Management company is Centre Point Apartment Management Co Ltd and is currently managed by Point to Point Management.

SERVICES

Mains water, electricity and drainage. Electric heating.

VIEWING

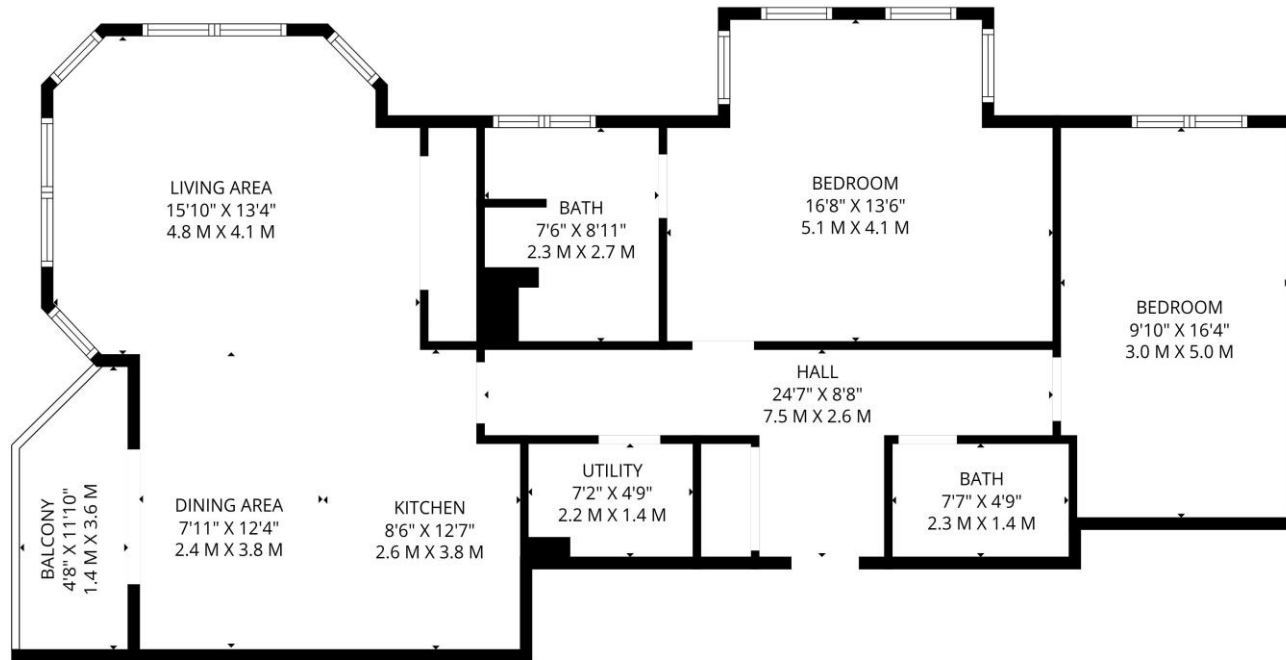
Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

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TOTAL: 1073 sq. ft, 100 m2

1st floor: 1073 sq. ft, 100 m2

EXCLUDED AREAS: BALCONY: 50 sq. ft, 5 m2, WALLS: 84 sq. ft, 7 m2

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

Since 1854



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