

# Apt 3, 10 Demesne Road, Douglas

Ref No DDP05525



**PRICE £100,000**

## DOUGLAS

37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF

01624 620606

[info@deanwood.co.im](mailto:info@deanwood.co.im)

## CASTLETOWN

COMPTON HOUSE  
9 CASTLE STREET  
ISLE OF MAN IM9 1LF

01624 825995

[castletown@deanwood.co.im](mailto:castletown@deanwood.co.im)

## RAMSEY

LEZAYRE HOUSE  
87 PARLIAMENT STREET  
ISLE OF MAN IM8 1AQ

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[ramsey@deanwood.co.im](mailto:ramsey@deanwood.co.im)

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- Cash Buyers Only
- Second Floor Apartment
- Central Town Location
- Lounge
- Kitchen
- Bedroom
- Bathroom • Separate WC
- uPVC Double Glazing
- Gas Fired Central Heating
- Active Management Company
- Price Includes Furniture and Appliances

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The price is to include all furniture, curtains and light fittings.

### **DIRECTIONS TO PROPERTY:**

Travelling out of Douglas via Prospect Hill, turn left onto Circular Road and take the next right onto Westmoreland Road. Take the second right into Demesne Road and the property can be found on the left hand side, identified by our For Sale board. Access to the apartment is via the first side gate, where a set of steps lead to the rear uPVC door.

In greater detail the accommodation comprises:

### **FIRST FLOOR**

**COMMUNAL HALLWAY** uPVC front door. Stairs to second floor.

### **SECOND FLOOR**

**HALLWAY** (10'1" x 5'5" approx.) Coat hooks. Loft access. Fuse board.

**L-SHAPED LOUNGE** (15'5" x 12'9" approx.) TV and telephone point. Large storage cupboard. Space for dining table.



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**KITCHEN** (9'0" x 7'4" approx.) Fitted kitchen with a range of wall and base units finished in white fronted cupboards and drawers and contrasting worktops including a stainless steel sink and drainer. Appliances include: 4 ring electric hob with oven below, freestanding Hotpoint fridge freezer, Beko washer dryer. Tiled splashbacks. Velux window. Wall mounted Glow Worm gas fired central heating boiler. Vinyl wood effect flooring. uPVC window.



**BEDROOM** (7'9" x 13'2" approx.) Double bedroom with front aspect. Telephone point.



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**BATHROOM** (6'3" x 5'3" approx.) Panelled bath with shower and screen over and tiled surround. Pedestal wash hand basin. Part-tiled walls. Vinyl wood effect flooring. Shaver point and light.

**SEPARATE WC** WC. Part-tiled walls. Vinyl wood effect flooring.



### **SERVICES**

All mains services are installed.  
Gas fired central heating.  
Double glazing.  
Internet/landline with Sure.

### **ASSESSMENT**

Rateable value £48                      Approx Rates payable £TBC (incl. of water rates).

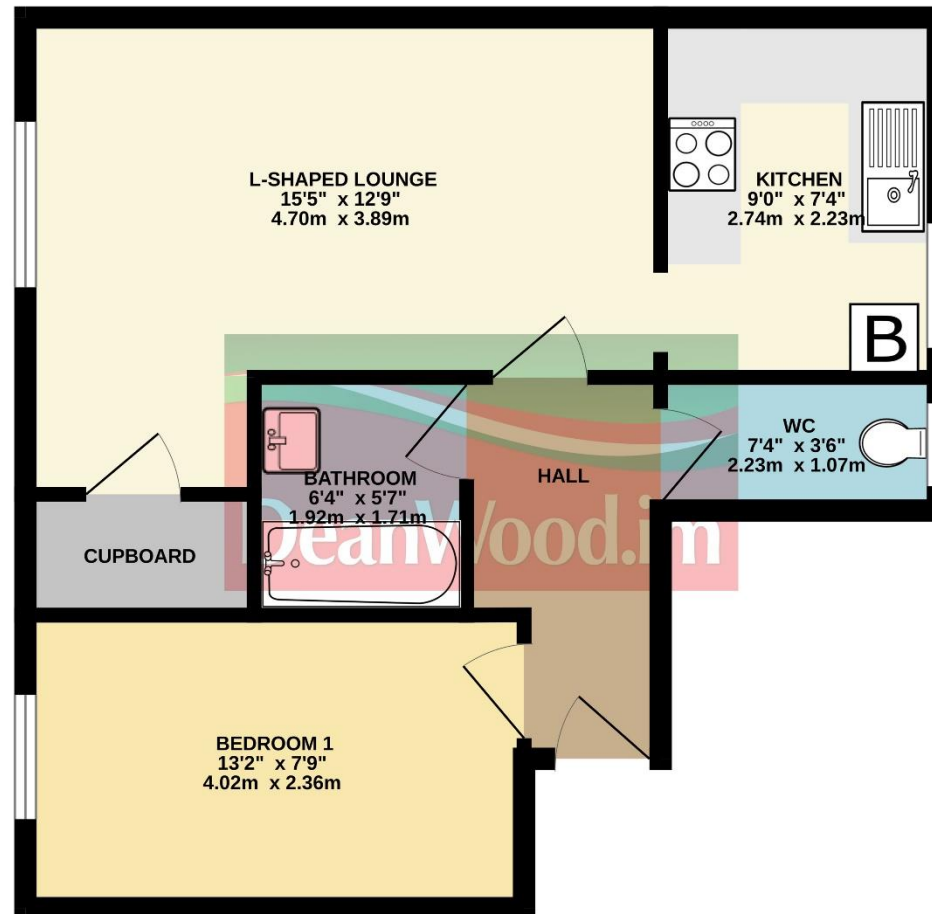
### **TENURE**

LEASEHOLD – Remainder of a 999 year lease. Active management company: Victory House Management Company. Maintenance is split equally between the three apartments in place of an annual management fee.

VACANT POSSESSION ON COMPLETION

**For further details and arrangements to view, please contact the Agents.**

SECOND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 sq.m.) approx.

Not to scale for identification purposes only  
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