

22 Marlborough Court, Central Promenade, Douglas

Ref No DDP05567



PRICE £189,950

DOUGLAS

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DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

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RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
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- Top Floor Apartment
- Easy Walking Distance to Beach, Shops and Surrounding Amenities
- Beautiful Views Over Douglas Bay
- Open Plan Lounge/Dining/Kitchen
- 2 Bedrooms
- Modern Bathroom
- uPVC Double Glazing
- Gas Fired Central Heating
- Active Management Company

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Communal gardens to the front of the property and communal yard to the rear with bin storage.

DIRECTIONS TO PROPERTY: Travelling northwards along Douglas Promenade continue through the traffic lights and Marlborough Court will be found on the left hand side, just after the Empress Hotel.

In greater detail the accommodation comprises:

GROUND FLOOR

COMMUNAL PORCH Communal letterboxes. Inner door to:-

COMMUNAL HALLWAY Stairs and lift to upper floors.

TOP FLOOR

APARTMENT ENTRANCE HALL Vinyl flooring. Steps leading to main living area. Walk-in cupboard housing electric fuseboard. Large rooflight. Hallway leads to rear bedrooms and bathroom.

LOUNGE/DINING (21'7" x 19'8" approx.) Large window seat with triple windows providing views over Douglas bay. Laminate wood flooring. Large apex ceiling with pendant lights. Breakfast bar. TV and telephone point. Loft storage area.



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KITCHEN (11'10" x 9'1" approx.) Fitted kitchen with a good range of base units finished in an attractive green fronted cupboards and drawers with a laminated marble effect worktop incorporating a 1½ bowl stainless steel sink and drainer. Appliances include: 4 ring electric hob with under counter oven. Space for under counter fridge and extractor hood above. Tiled flooring. Large uPVC window providing rear aspect views. Wall mounted gas fired central heating boiler. Large walk-in utility cupboard with plumbing for washing machine and space for tumble dryer.



BATHROOM (10'5" x 6'3" approx.) Modern four piece suite comprising corner shower cubicle with Mira electric shower and glass screen, double ended white bath with mixer tap and shower attachment, WC and pedestal wash hand basin with vanity storage below and mirror above. Heated towel rail, fully tiled walls and floor.



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BEDROOM 1 (13'9" x 10'0" approx.) Side window. Laminate wood floor. Ceiling fanlight.

BEDROOM 2 (10'5" x 9'3" approx.) Side window. Laminate wood flooring.



SERVICES

All mains services are installed.
Gas fired central heating.
Double glazing.

ASSESSMENT

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

TENURE

LEASEHOLD – Held on the remainder of a 999 year lease. Active management company with annual management fee of £200.

VACANT POSSESSION ON COMPLETION

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

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GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (91.0 sq.m.) approx.
Not to scale for identification purposes only
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