

The Penthouse, 40 Majestic Apartments, King Edward Road, Onchan

Ref No DDP05620



PRICE £2,500,000

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- Exquisite Penthouse Apartment with Panoramic Sea Views
- South-Facing Double Aspect Living Room with Vaulted Ceiling
- Bespoke Panelled Library
- 54ft Reception Hall
- Home Office
- 32ft Kitchen/Family Room/Dining Room • Utility Room
- 4 En-Suite Bedrooms with Villeroy and Boch Fittings
- Sauna and Jacuzzi Bath to Main Bathroom
- Gym/Sun Room
- Cloakroom WC
- Under-Floor Heating Throughout, Individual Thermostats to all Rooms
- Party Controlled Ventilation
- Coved Ceilings and Downlighters to all Principal Rooms, 5amp Lighting
- Sophisticated Audio/Visual and CCTV Security Systems
- Lift Access with CCTV and Private Lift Key
- Extensive Loft Storage
- 2 Garages

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The price is to include all furniture and furnishings



DIRECTIONS TO PROPERTY:

Travelling northwards along Douglas Promenade continue past the old Summerland site and round onto King Edward Road. The entrance to Majestic Apartments will be found on the right hand side. Accessed via electrically operated gates and approached through immaculately tended grounds. Occupying one entire top floor, the penthouse is presented in faultless decorative order throughout.

In greater detail the accommodation comprises:

FOURTH FLOOR

PRIVATE ENTRANCE LOBBY CCTV security system, door to stairs and double doors to:-

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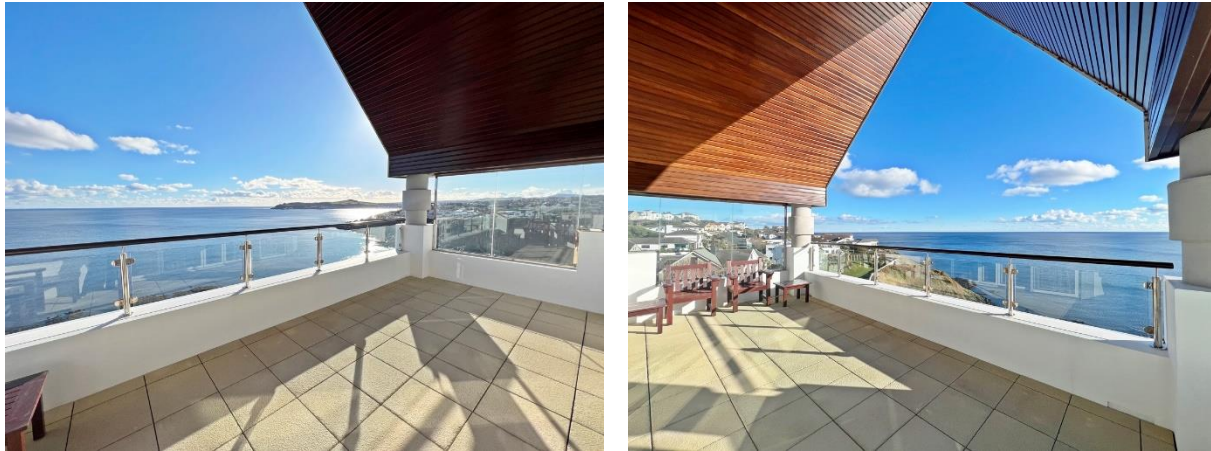
RECEPTION HALL (54'3" x 14'4" approx.) Access to loft space affording generous storage. Walk-in cupboard; additional store; plant cupboard housing water and underfloor heating units.



LIVING ROOM (25'6" x 21'2" approx.) Dual aspect south-facing reception room. Glazed panel double doors from reception hall. Vaulted ceiling rising to almost 20ft and floor to ceiling windows providing uninterrupted sea views. Two private south-facing balconies; one with teak vaulted roof with high glazed side panels to provide shelter, the other balcony being open, each approached via sliding patio doors.



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CLOAKROOM Pedestal wash hand basin and WC. Fully tiled walls and marble tiled floor.

KITCHEN/FAMILY ROOM/DINING ROOM (35'4" x 20'5" approx.) Dual aspect. Kitchen area fitted with oak wall cabinets and open display shelving, base cupboards and drawers units with black granite topped worktops incorporating Siemens hob, extractor hood, microwave, oven, fridge freezer and integrated dishwasher. 1½ bowl stainless steel sink with waste disposal. Island unit/breakfast bar with black granite work surface and drawer units below. Patio sliding door to generously proportioned private south-facing balcony. Kitchen area opening into family room/dining room. Glazed double doors to reception hall.



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UTILITY ROOM (10'4" x 6'3" approx.) Hotpoint washing machine and tumble dryer. Wall and base units with laminate worktop incorporating a single drainer sink unit. Airing cupboard housing water and underfloor heating units. Door to reception hall.



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HOME OFFICE (15'1" x 14'8" approx.) South-facing enjoying coastal and sea views.



LIBRARY (23'6" x 14'8" approx.) Bespoke panelled walls, bookshelves and cabinetry housing concealed cinema screen and audio/visual centre. Cupboard and drawer units housing concealed bar with granite worktop. Built-in fridge and shelving. Black-out blinds. Patio sliding door to south facing balcony.

BEDROOM 3 (26'3" max x 13'2" approx.) Freestanding wardrobe.



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EN-SUITE BATHROOM (9'2" x 6'8" approx.) Marble tiled walls and floor. Tile panelled bath with mixer tap and spray attachment with concertina shower screen and wall mounted shower head. Vanity wash basin unit. WC. Chrome heated towel rail. Shaver point.



MASTER SUITE:-

BEDROOM (17'1" x 13'3" approx.) Leading to:-



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SITTING ROOM (18'0" x 10'0" approx.) Patio sliding door to balcony.



DRESSING ROOM (13'4" x 7'0" approx.) Fully lined with open hanging space and drawer units.

EN-SUITE BATHROOM (14'1" x 9'10" approx.) Marble tiled floor and walls. Matching tile panelled spa bath, twin wash basins set in marble surround with cupboards below, shower enclosure with glass door, WC and bidet. Illuminated glass shelved display recess. Chrome heated towel rail. Door to Nordic Finnish pine sauna with smoked glass door.



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BEDROOM 2 (22'0" x 15'4" approx.) With freestanding wardrobe. Leading to:-



GYM/SUN ROOM (20'3" x 9'5" approx.) Triple aspect. Door to balcony.

EN-SUITE BATHROOM (14'0" x 9'4" approx.) Marble tiled walls and floor. Twin wash basins set in marble surround with cupboards below, marble tile panelled bath, WC, bidet and shower enclosure with glass door. Chrome heated towel rail. Illuminated display recess.



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BEDROOM 4 (14'5" x 11'4" approx.) Wardrobe and drawer unit and bedside lockers. Sliding doors to balcony.



EN-SUITE BATHROOM (8'5" x 6'0" approx.) Marble tiled walls and floor. Vanity wash basin unit. Tile panelled bath with mixer tap and spray attachment and concertina shower screen and wall mounted shower head. WC. Chrome heated towel rail.

OUTSIDE

Extensive landscaped communal gardens with mature trees and shrubs, waterfall, pond and sea-facing timber pagoda with seating area. Secure garages; one ground floor garage with direct internal access to apartment building and one underground over-sized garage. Generous visitor car parking.

SERVICES

All mains services are installed. Under-floor heating throughout uPVC double glazing.

ASSESSMENT

Approx Rates payable £3,267.87 (incl. of water rates).

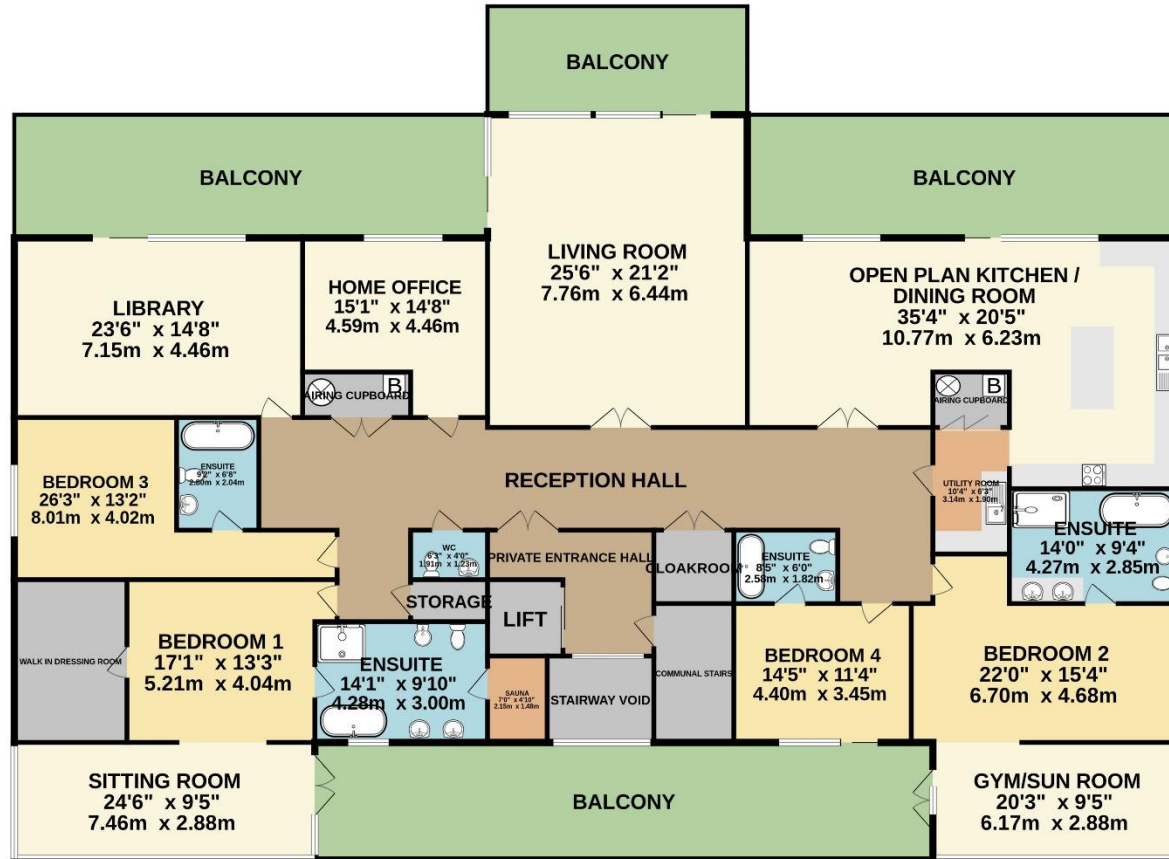
TENURE

LEASEHOLD Held on the remainder of a 999 year lease with annual Management Fees of £11,688.

VACANT POSSESSION ON COMPLETION

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

GROUND FLOOR
4537 sq.ft. (421.5 sq.m.) approx.



TOTAL FLOOR AREA : 4537 sq.ft. (421.5 sq.m.) approx.

Not to scale for identification purposes only
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