



Flat 1, 24 Castle Street, Douglas, IM1 2EZ

Asking Price £135,000



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## Flat 1, 24 Castle Street, Douglas, IM1 2EZ

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A first floor one bedroom apartment, conveniently located in the heart of Douglas within close proximity of all amenities. The apartment has been newly carpeted and decorated throughout. The bright accommodation comprises, living room, double bedroom, kitchen and family bathroom with shower over the bath. The property is offered for sale with no onward chain and the town centre including shops are on your doorstep. Ideal property for a first time buyer.



### LOCATION

Located on Castle Street, next to Tower House Shopping complex.

### COMMUNAL ENTRANCE

### FIRST FLOOR - FLAT 1

### PRIVATE ENTRANCE HALL

Carpeted throughout. Radiator. Ceiling light. Telephone intercom. Consumer unit.

### KITCHEN 11' 6" x 8' 6" (3.5m x 2.6m)

With comprehensive range of wall and base cupboards and drawers with laminate work surfaces and upstands. Tiled back panel. Ceramic sink with mixer tap. Integrated Cooke and Lewis oven/grill and 4 ring halogen hob. Plumbed for washing machine. Space for fridge freezer. Laminate flooring. Multiple plug sockets. Radiator. uPVC double glazed window to rear aspect. Ceiling light. Wall mounted Vaillant gas central heating boiler.

## BATHROOM

Modern white three piece suite comprising panelled bath with shower attachment over, WC and pedestal wash hand basin. Part tiled walls. Laminate flooring. Extractor fan. Airing cupboard with shelving. Mirrored medicine cupboard. Radiator.

## LOUNGE

15' 1" x 9' 6" (4.6m x 2.9m)

Carpeted floor. Radiator. Multiple plug sockets. uPVC double glazed window to front aspect. Strip light.

## BEDROOM

15' 1" x 7' 10" (4.6m x 2.4m)

Carpeted floor. Radiator. Multiple plug sockets. uPVC double glazed window to front aspect.

## TENURE

LEASEHOLD - 999 years from 2024.

SERVICE CHARGE: £1,000 per annum. Ground Rent: £10 per annum. Management Company is 24 CA Limited.

## SERVICES

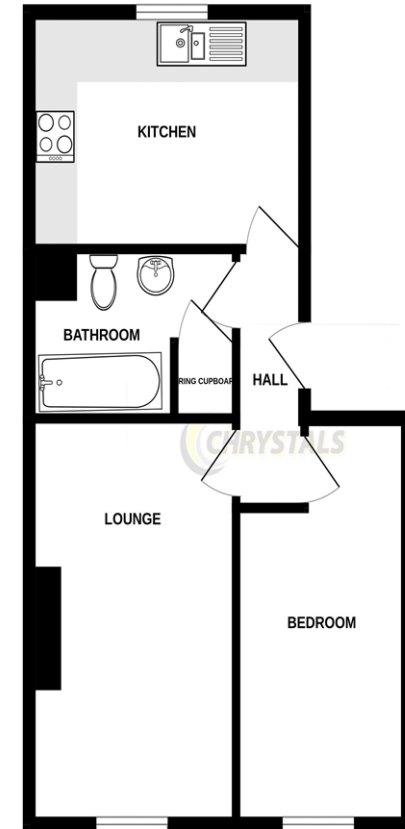
Mains water, electricity and drainage. Gas central heating.

## VIEWING

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

## POSSESSION

Vacant on completion. 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.



Measurements are approximate. Not to scale. Illustrative purposes only  
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