



www.chrystals.co.im

Apartment 1 Griffin House, Castlemona Avenue, Douglas, IM2 4EQ
Asking Price £170,000

Apartment 1 Griffin House, Castlemona Avenue, Douglas, IM2 4EQ

Asking Price **£170,000**

INVESTMENT PURCHASE - The property is currently rented and is achieving £850pcm rental income until 01st August 2024. A nicely appointed ground floor apartment situated in a central and convenient location just off Douglas Promenade. Presented in superb condition throughout. The accommodation comprises of open plan Sitting/Kitchen/Diner, 2 Bedrooms and Bathroom. Outside there is a covered and allocated parking space. This property is for sale with no onward chain. Viewing is highly recommended.



LOCATION

From Queens Promenade take the turning into Castlemona Avenue, next to the Broadway roundel. Griffin House can be located a short distance along on the right hand side.

COMMUNAL HALL

PRIVATE ENTRANCE HALL 14' 9" x 3' 3"
(4.5m x 1.0m)

Carpeted throughout. 2 x Ceiling lights. Radiator. Multiple plug sockets. Storage Cupboard - Housing hot water cylinder tank 2' 7" x 1' 4" (0.8m x 0.4m)

BEDROOM 1 13' 1" x 8' 10" (4.0m x 2.7m)

2 x uPVC double glazed window. Carpeted throughout. 2 x Ceiling light. Radiator. Multiple plug sockets

STORAGE CUPBOARD 7' 3" x 2' 7" (2.2m x 0.8m)

Carpeted throughout. Ceiling light.

BEDROOM 2 8' 10" x 10' 2" (2.7m x 3.1m)

uPVC double glazed window. Carpeted throughout. Ceiling light. Radiator.

BATHROOM 6' 7" x 6' 3" (2.0m x 1.9m)

Modern white suite comprising; WC. Pedestal wash hand basin. Panelled bath with screen and shower attachment over. Fully tiled wall. Tiled floor. Chrome heated towel rail. LED downlighters. Extractor fan.

KITCHEN/DINER/SITTING ROOM

25' 7" x 10' 2" (7.8m x 3.1m)

Fitted with a good range of beech style wall mounted units and base units with drawers. Fitted laminate worktops. Oven and halogen hob with extractor fan over. Incorporating 1 1/2 stainless steel sink with drainer and mixer tap. Tiled splashbacks. Integrated dishwasher and fridge/freezer. Plumbed for washing machine. LED downlighters. Laminate flooring. SITTING ROOM - Bay window. Carpeted throughout. 2 x radiators. 2 x ceiling lights. Television port. Multiple plug sockets.

OUTSIDE

Allocated parking space. (Number 11)

TENURE

LEASEHOLD - 999 years from 2008.

Service Charge: Approx. £1875 per annum. This includes Ground Rent of £1 per annum.

SERVICES

Mains water, electricity and drainage. Electric heating.

VIEWING

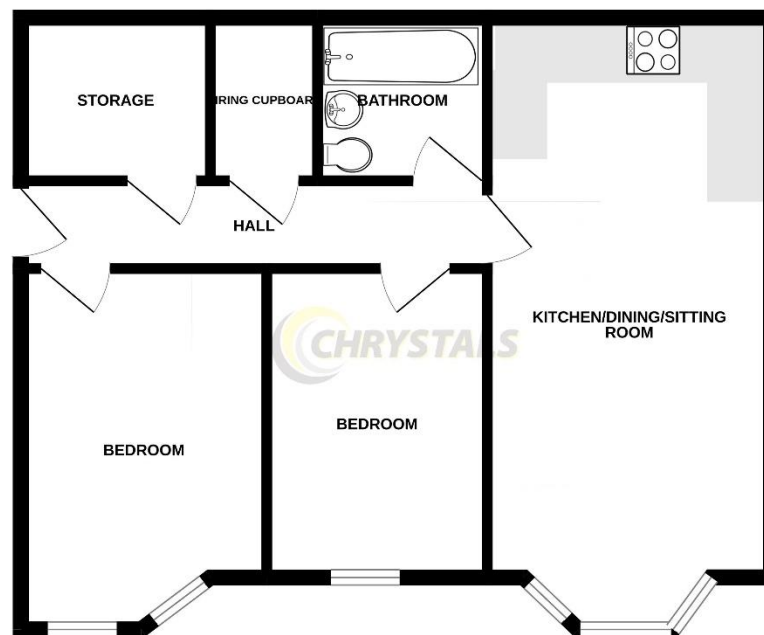
Viewing is strictly by appointment through CHRYSTALS Please inform us if you are unable to keep appointments.

POSSESSION

Tenanted until August 2024. 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
 Made with Metropix ©2023

Since 1854



DOUGLAS
 31 Victoria Street
 Douglas IM1 2SE
 T. 01624 623778
 E. douglas@chrystals.co.im

PORT ERIN
 23 Station Road
 Port Erin IM9 6RA
 T. 01624 833903
 E. porterin@chrystals.co.im

COMMERCIAL
 Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS
 Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.; Consultants: Keith Kerruish
 Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.