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

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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 and is tenanted until 1st August and achieving £850 pcm. 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.

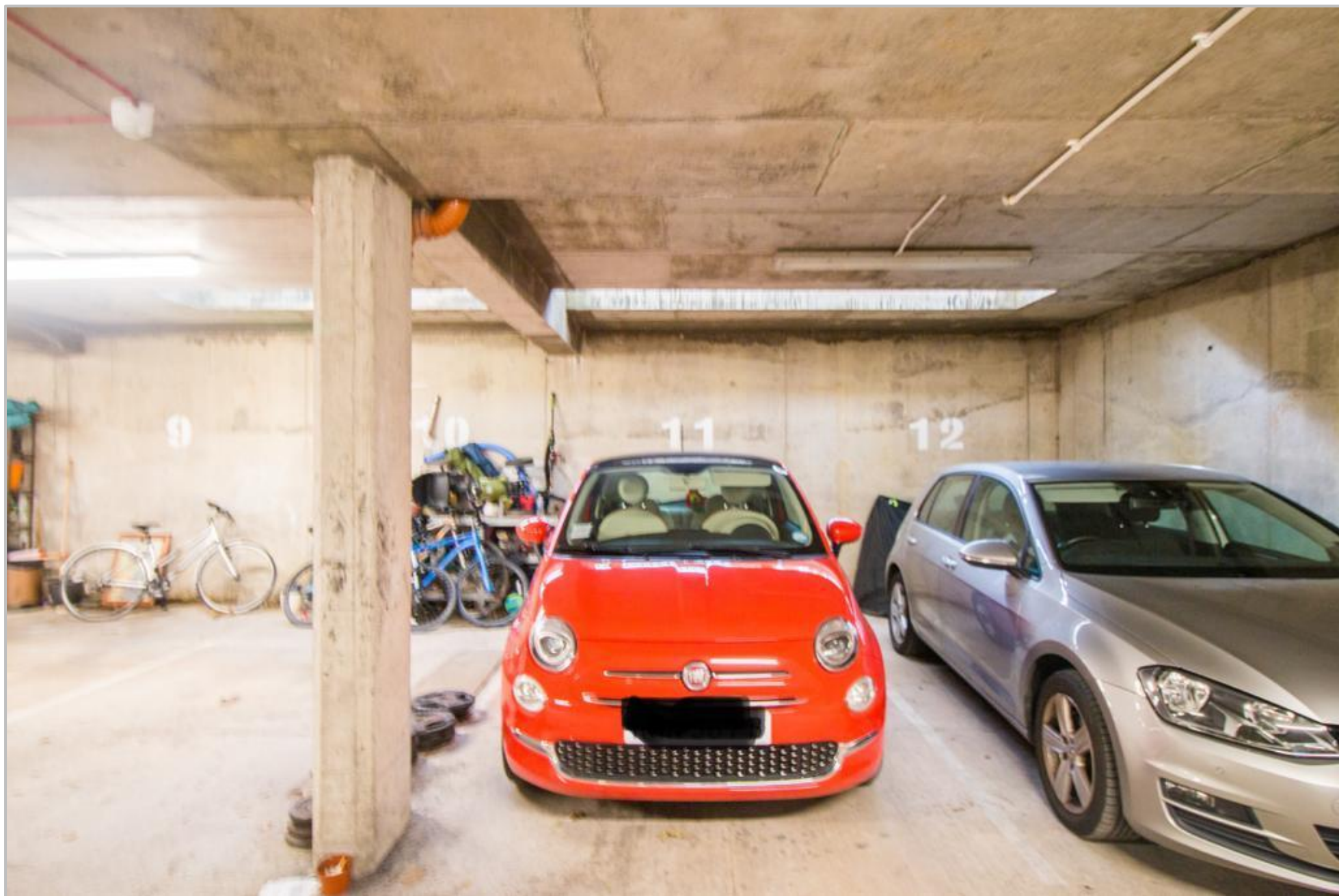
VIEWING

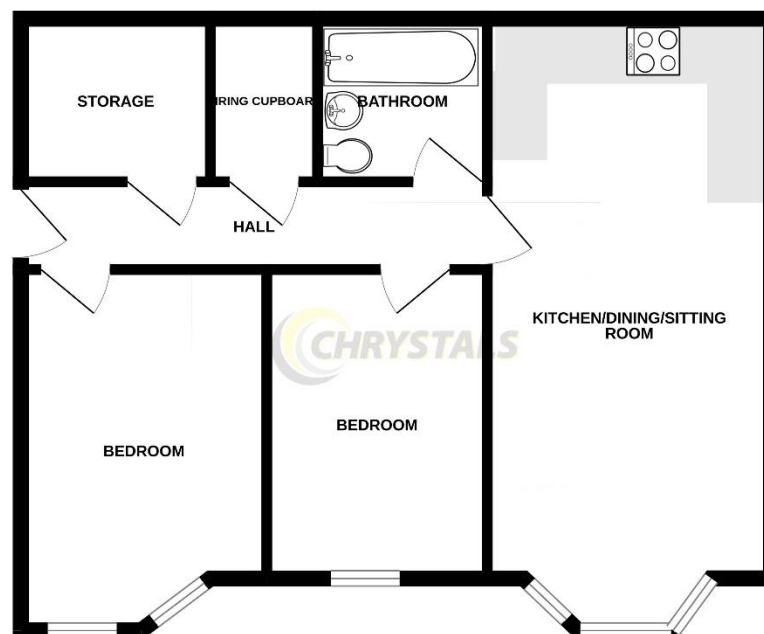
Viewing is strictly by appointment through CHRYSTALS Please inform us if you are unable to keep appointments.

POSSESSION

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Measurements are approximate. Not to scale. Illustrative purposes only.
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