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Flat 6, 24 Palace Terrace, Queens Promenade, Douglas, IM2 4NF

Asking Price £280,000

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Master of all you survey with expansive views across Douglas Bay and Promenade are on offer from this extremely spacious penthouse three bedroom apartment, located along the Queens Promenade in Douglas. This light and airy apartment has the added benefit of having direct lift access. The open plan lounge, breakfast area and fitted kitchen with separate utility feel capacious. Above the lounge is a separate hobbies room with two Velux roof lights. The lower landing/hallway provides access to the lift, new shower room, three good sized bedrooms and master ensuite bathroom. A set of stairs leads down to a small private hallway area. Gas fired central heating and upvc double glazing. Viewing is most strongly recommended.





LOCATION

From the Sea Terminal travel most of the length of the Promenade. Pass the Palace Hotel Casino and follow along the Queens Promenade to where number 24 Palace Terrace can be found after The Rutland Hotel and before the Inglewood Hotel.

COMMUNAL ENTRANCE

Lift to all floors. A key will enable the lift to rise to the top floor with direct access into the Penthouse Apartment.

PRIVATE DOOR/STAIRWAY TO PRIVATE HALL

STAIRS

Velux roof light.

UPPER LANDING

Security door entry phone system. Utility cupboard for tumble dryer.

LOUNGE 21' 0" x 15' 9" (6.4m x 4.8m)

Coved ceiling. Bay window with uPVC double glazed windows. uPVC double glazed door onto small wrought iron balcony with great sea views. Radiator. Two wall light points. Contemporary floor covering. Open plan to

BREAKFAST KITCHEN AREA

17' 9" x 7' 10" (5.4m x 2.4m)

Fitted high gloss base and wall units, laminate worktops with stainless steel sink unit with mixer tap. Tiled splashback. Beko electric oven, hob and extractor fan. Space for American style fridge freezer, Plumbing for dishwasher. Illuminated coloured wall unit. Contemporary floor covering. Two wall light points. Radiator. Steps down to

UTILITY AREA 8' 6" x 4' 3" (2.59m x 1.3m)

Single drainer stainless steel sink unit. Cupboard below. Plumbing for washing machine. Tiled splashback. Contemporary floor covering.

STAIRCASE

ATTIC ROOM 21' 0" x 12' 10" (6.4m x 3.9m)

Two velux roof lights. Radiator. Sloping ceiling height.

LOWER LANDING

Lift accessed with private key. Two skylights. Radiator. Loft hatch to lift mechanism cupboard housing shelving and loft hatch access. Contemporary floor covering.

SHOWER ROOM

New shower cubicle, low level WC and vanity wash hand basin. Tiled floor. Heated tiled rail. Extractor.

BEDROOM 1 12' 6" x 11' 6" (3.8m x 3.5m)

Two uPVC double glazed windows. Radiator. Contemporary floor covering. Two wall light points.

ENSUITE BATHROOM

Panelled bath with screen and shower. Low level WC and vanity wash hand basin. Radiator. 2 mirrored cabinets. Electric shaver point. Extractor fan.

BEDROOM 2 10' 4" x 8' 6" (3.15m x 2.6m)

Radiator. Two double glazed windows.

BEDROOM 3 10' 2" x 8' 2" (3.1m x 2.5m)

Radiator. Dual aspect room with double glazed windows.

LANDING

Cupboard housing Vokera gas central heating boiler. Door to rear fire escape.

TENURE

LEASEHOLD - Residue of long leasehold - 999 years from 2018. Management Company - 24 Palace Terrace Ltd. Appointed professional managing agent Stirling.

SERVICE CHARGE: £182.50 pcm.

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

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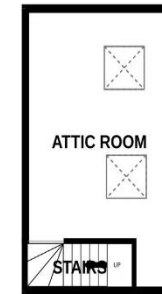
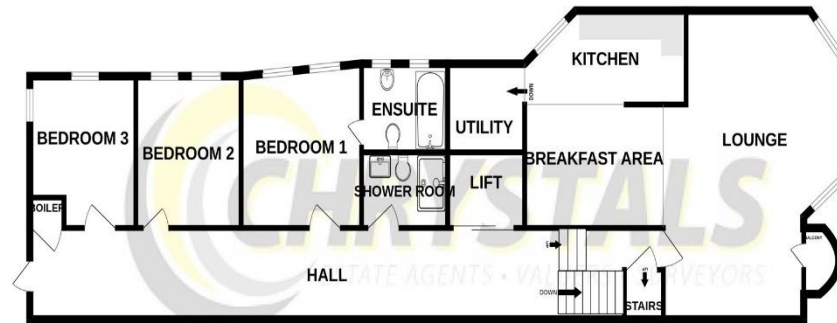
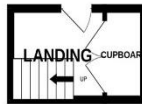




LOWER LEVEL

SIXTH FLOOR

ATTIC



Measurements are approximate. Not to scale. Illustrative purposes only
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Since 1854



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