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Apartment 44 Quay West, Bridge Road, Douglas, IM1 5AG  
**Asking Price £339,000**

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A superbly positioned and presented one bedroom turn-key purpose built apartment. Situated on the first floor with views down Douglas Marina and within level walking distance of the bars and restaurants of the North Quay. The apartment is stylish and has lift access and underground car park space. Quay West is within easy walking distance of Tesco supermarket and the financial business district. Viewing most strongly recommended. No onward chain.



## LOCATION

From Bank Hill take right turn towards Tesco. Turn left at Mini-roundabout and next left into Lakeside Road. The entrance to underground car park is on the right hand side. Communal entrance hall is approached off Bridge Road and lift access from car park.

## COMMUNAL ENTRANCE

Secure entrance key code. pass post boxes and entry through further key-coded entrance door. Lift access to first floor.

## PRIVATE ENTRANCE HALL

Utility/Boiler cupboard with washer/dryer, Heatrae Sadia electric central heating boiler and Megaflow domestic hot water heater, double store cupboard and single cloaks cupboard.

## OPEN PLAN KITCHEN/DINER/LIVING

**ROOM** 23' 6" x 14' 7" (7.16m x 4.44m)

With stylish contemporary kitchen units to base and eye level with granite work surfaces over and peninsular unit. Balcony accessed via sliding doors from lounge area. Quality appliances include oven, hob, fridge freezer, microwave and dishwasher.

**BEDROOM** 13' 3" x 11' 3" (4.04m x 3.43m)

Double room having courtyard views.

## JACK & JILL BATHROOM

Quality contemporary modern suite comprising panelled bath with shower over

and screen, vanity wash hand basin and WC. Wall mounted medicine cabinet with mirrored doors. Chrome wall mounted radiator. Fully tiled floor and walls.

## OUTSIDE

Communal Landscaped gardens. Private underground car parking facilities with electric gates - Car parking space no 81.

## TENURE

LEASEHOLD - residue of 999 year lease.

SERVICE CHARGE: £ 1646.20 per annum.  
RATES: Rateable Value: £124 Rates Payable: £612.23

WATER & SEWERAGE: Rateable Value: £124  
Rates Payable: £618.56

## SERVICES

Mains water, electricity and drainage. Telephone sockets to hall, lounge and bedroom. Satellite and television sockets. Fully controllable underfloor heating. 8 Person Otis passenger lift to all floors. Comprehensive fire alarm system. Secure, private entrance leading from the main road. Video entry system for enhanced security. Individual mechanical extract ventilation.

## VIEWING

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

## POSSESSION

On completion.

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Since 1854



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