



www.chrystals.co.im

52 Spectrum Apartments, Central Promenade, Douglas, IM2 4JL

Asking Price £115,000

52 Spectrum Apartments, Central Promenade, Douglas, IM2 4JL

Asking Price £115,000

First - floor purpose-built studio apartment in a central seafront location. Perfectly positioned within walking distance to shops, pubs, restaurants, and the vibrant city centre, this property offers a convenient and dynamic lifestyle. Whether you're a first-time buyer looking for a comfortable and modern space to call your own or an investor seeking a prime rental property, this studio apartment offers an ideal solution. Its central seafront location, modern amenities, and secure parking and storage unit make it a superb choice for those seeking the perfect balance of convenience and style. Registered for 1 person.



LOCATION

From the Sea Terminal proceed north along the promenade beyond the Villa Marina. Follow through the roundel and along the promenade to the central promenade to where Spectrum Apartments can be found - use the main communal entrance hall where stairs and lift access to the upper floors and car park level are.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Attractive wide staircase with glass panels. Lift to all floors. Secure post boxes. Telephone entry system.

FIRST FLOOR (LEVEL 3) - APARTMENT 52

PRIVATE ENTRANCE HALL

Security entry telephone system. LED downlights. Carpeted floor. Storage heater. Cupboard with double doors housing megaflo hot water tank, washing machine and fuse box. Additional cupboard with double doors for further storage.

LOUNGE/BEDROOM

10' 2" x 15' 5" (3.1m x 4.7m)

Large uPVC double glazed providing ample natural light. 2 ceiling lights. Carpeted floor. Storage heater. Multiple plug sockets.

KITCHEN 4' 7" x 5' 11" (1.4m x 1.8m)

Fitted with a modern German range of dark Walnut and white frosted base, wall and drawer units. Work surfaces incorporating a stainless steel sink with mixer tap and drainer. Siemens stainless steel extractor hood above. Under counter fridge. LED downlights. Vinyl floor.

BATHROOM 4' 7" x 6' 3" (1.4m x 1.9m)

Fitted with a modern white three piece suite comprising of panelled bath with a shower attachment over. Tiled surround. Wall mounted wash hand basin. Low level WC. Floor to ceiling length mirror to one wall. Wall mounted chrome heated towel rail. Discrete storage cupboard hidden behind wall mirror with shelves. LED downlights. Extractor fan. Laminate flooring.

STORE ROOM NO 29 2.5m x 1.9m.

OUTSIDE

Allocated parking space No. 157 on the upper level. Landscaped communal atrium gardens.

TENURE

Registered for one person only.

LEASEHOLD - Remainder of 999 year lease. SERVICE CHARGE: £1,122 per annum (1/1/2024 to 31/12/2024)

GROUND RENT: £225.40

RATES: IOM GOV £279.36 per annum.

Douglas Borough £276.49 per annum.

SERVICES

Mains water, electricity and drainage. Electric storage heating.

VIEWING

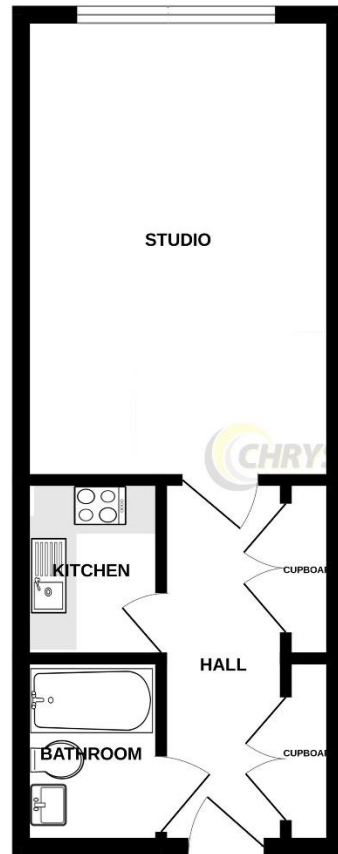
Viewing is strictly by appointment through Chrystals. Please inform us if you are unable to keep appointments.

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.
Made with Metropix ©2024

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.