



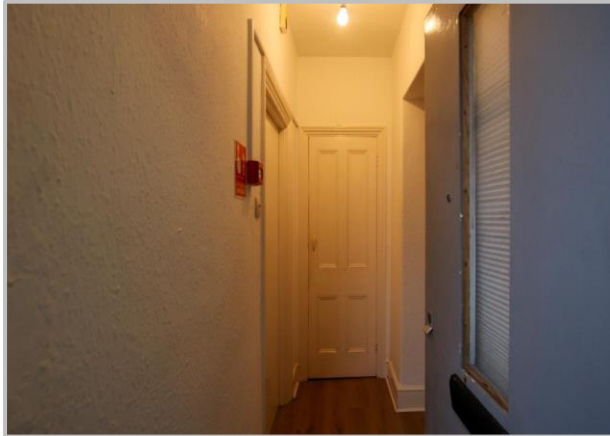
[www.chrystals.co.im](http://www.chrystals.co.im)

Flat 2, 30 Hawarden Avenue, Douglas, IM1 4BN  
**Asking Price £199,000**

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Centrally located spacious 1 bedroom duplex apartment situated a short walk to Douglas town centre and financial district. Accommodation comprises Lounge, Kitchen, Utility room, double Bedroom and Bathroom. The property benefits from a private garden and rear yard area. The property is offered with no onward chain. Viewing's highly recommended.







## LOCATION

Travel up Prospect Hill, onto Bucks Road and pass through the Rosemount Traffic lights. Turn left onto Woodburn Square and Hawarden Avenue is straight ahead. Chrystals For Sale Board is located on the right hand outside the property.

## **PRIVATE ENTRANCE**

### **HALLWAY**

Stairs to first floor. Laminate floor. 2 large storage cupboards with shelving.

### **LOUNGE**

14' 1" x 12' 6" (4.3m x 3.8m)

Carpeted floor. Ceiling light. Large uPVC double glazed window to front courtyard. Feature ornate fireplace (non functional). Radiator.

### **KITCHEN**

12' 7" x 9' 10" (3.84m x 3.0m)

Base and wall level white units with granite effect laminate worktop. Incorporating stainless steel sink with drainer and mixer tap. Slot in electric oven/grill and 4 ring hob. Tiled splashback. Multiple plug sockets. Tiled floor. Radiator. uPVC double glazed window overlooking the front courtyard.

### **REAR HALL**

Tiled floor. Door to rear yard. Plumbed for tumble dryer. Space for fridge freezer.

### **UTILITY**

3' 7" x 4' 11" (1.1m x 1.51m)

Wall mounted gas central heating boiler. Plumbed for washing machine. uPVC double glazed window to rear yard.

## **FIRST FLOOR: LANDING**

Carpeted floor. Sky light. Ceiling light. Radiator.

### **BATHROOM**

5' 7" x 8' 6" (1.7m x 2.6m)

White three piece suite comprising claw footed roll top bath, WC and pedestal wash hand basin. Fully tiled walls. Tiled floor. Opaque window. Ceiling light.

### **BEDROOM**

11' 2" x 12' 3" (3.4m x 3.73m)

Carpeted floor. uPVC double glazed window overlooking front courtyard. Radiator. Fitted wardrobes to one wall with shelving.

### **OUTSIDE**

To the front is your private garden with lawn area. Resin flooring to paths. Outside light. The rear is a walled yard with concrete floor and outside WC. Access to service lane.

### **SERVICES**

Mains water, electricity and drainage. Gas central heating.

### **TENURE**

Leasehold - 999 years remaining.  
Service Charge: £750 per annum.

## **VIEWING**

Strictly by appointment through CHRYSTALS please inform us if you are unable to keep appointments.

## **POSSESSION**

Vacant possession on completion of purchase. 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.

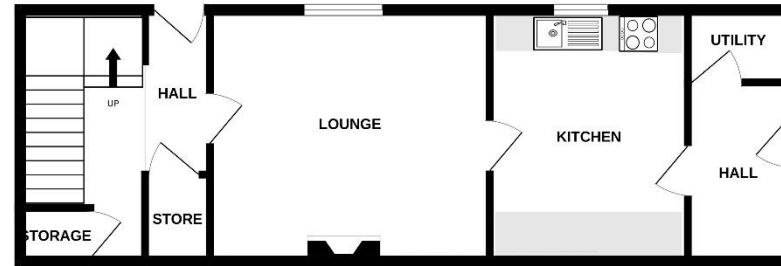




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GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metapix 52024

Since 1854



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