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Apartment 2, 9 Empress Drive, Douglas, IM2 4LQ  
**Asking Price £160,000**

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A smart two bedroom ground floor apartment, situated just off the Promenade and within easy walking distance of the town's amenities. The property benefits from an open plan lounge/kitchen with bay window with an en-suite bathroom and separate shower room, the property makes an ideal pied a terre or would easily rent out as an investment property.



## LOCATION

From the Sea Terminal travel the length of the promenade passing the Villa Marina. Continue through the traffic signals. Turn left on to Empress Drive, which can be found after Spectrum Apartments. Follow up the hill and No. 9 can be found on the left hand side.

## COMMUNAL ENTRANCE HALL

## PRIVATE HALL

## OPEN PLAN LOUNGE/KITCHEN 20' 0" x 14' 9" (6.1m x 4.5m)

Large bay window with uPVC double glazed window. TV point. Three radiators.

## HALL

Store cupboard. Door entry phone. Radiator.

## KITCHEN

Modern cream coloured units to base and wall with laminate worktops, twin drainer/ sink combination. Fitted washer dryer, fridge and freezer. Dishwasher. Tiled splash back, gas hob, fitted hood, electric oven.

## BEDROOM 2 9' 10" x 10' 2" (3m x 3.1m)

uPVC double glazed window. Radiator.

## BEDROOM 1 10' 6" x 8' 10" (3.2m x 2.7m)

Two radiators. Built in wardrobe.

## ENSUITE BATHROOM

White suite. Panelled bath with mixer tap. Large vanity wash hand basin, WC. Half tiled wall and floor. New Saunier duval gas central heating boiler, extractor. Radiator. Opaque uPVC double glazed window.

## SHOWER ROOM

Shower cubicle, pedestal wash hand basin, WC. Half tiled walls and tiled floor. Radiator. Opaque uPVC double glazed window.

## SERVICE CHARGE

£108 pcm

## MANAGEMENT COMPANY

Sterling Management Company.

## TENURE

Residue of long leasehold.

## SERVICES

Mains water, electric and drainage. Gas central heating.

## VIEWINGS

Viewing is 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.





GROUND FLOOR



Since 1854



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