



ASKING PRICE

£279,950



## THE DETAILS



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Apartment 1, Piccadilly Court  
Queens Promenade, Douglas  
£279,950

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD



# Apartment 1, Piccadilly Court, Queens Promenade









# Apartment 1, Piccadilly Court, Queens Promenade





PROPERTY DETAILS FOR

## Apartment 1, Piccadilly Court, Queens Promenade

### THE DESCRIPTION

- A large ground floor purpose-built Apartment on Douglas Promenade
- Service Charge and Rates paid until 2025
- Walking distance to all local amenities and bus routes
- Large Kitchen/Diner, bay fronted Living Room
- 2 large double Bedrooms
- 'Jack' and 'Jill' modern Shower Room/Steam Room
- Well maintained communal areas, parking and gated front courtyard
- Gas central heating and uPVC double glazed
- No onward chain – viewing essential

### THE PROPERTY

Black Grace Cowley are pleased to offer this ground floor purpose built modern Apartment with views overlooking Douglas Promenade. Upon entering the Apartment, there is a spacious Entrance Hall, off to the left there is a large open plan Kitchen/Diner, with a range of modern fitted wall and base units and integrated appliances, two uPVC glazed windows view out towards the sea, there is a set of double doors taking you into the large bay fronted Lounge, which can also be accessed off the entrance hall.

Two excellent sized double Bedrooms, the Master Bedroom having fitted wardrobes to one wall and access to the Jack and Jill modern fitted Shower Room, which has been finished to an excellent standard, with wash hand basin, W.C. and walk in wet room style shower cubicle, which also doubles up as a steam room with seating inside.

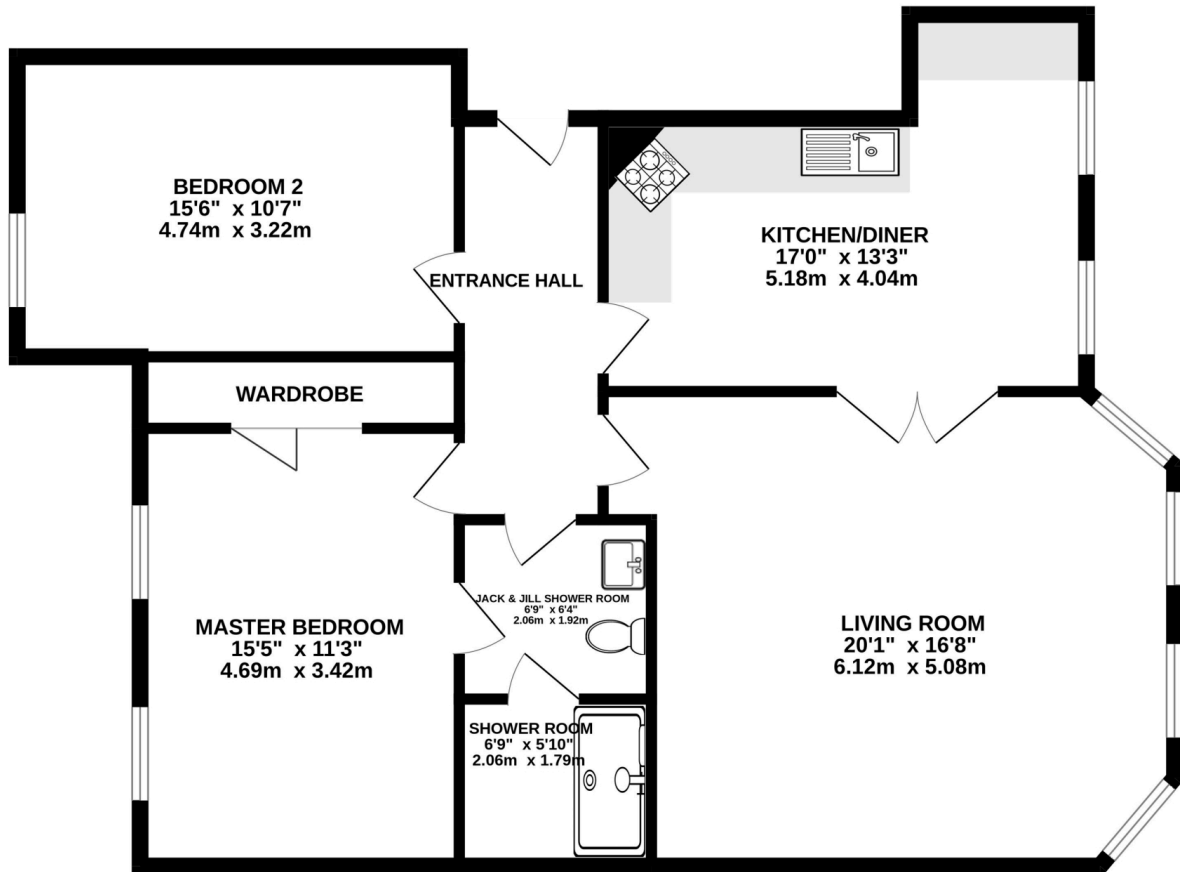
Communal parking to the rear. Gas fired central heating. The property benefits from the remainder of a 225-year lease, which was issued in 1997. Service charges are approximately £2250 per annum, ground rent is approximately £520 per annum. To truly appreciate the space which is offered at Apartment 1, Piccadilly Court, viewing is essential. The property is offered for sale with no onward chain.

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## FLOORPLAN

GROUND FLOOR  
1008 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

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