



ASKING PRICE

£389,000



## THE DETAILS

 2     2     1



Apartment 77, Queens Apartments

Douglas

£389,000

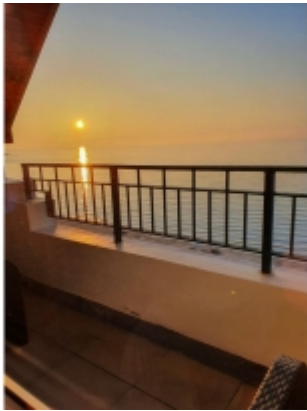
call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

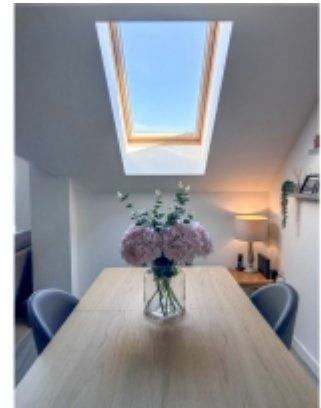
e: [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 645555

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



# Apartment 77, Queens Apartments, Douglas

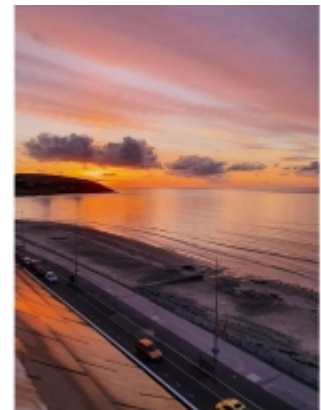






# Apartment 77, Queens Apartments, Douglas





# Apartment 77, Queens Apartments, Douglas





## THE DESCRIPTION

- 6<sup>th</sup> floor Penthouse style apartment within Queens Apartments in Douglas
- Fully refurbished and extremely well presented throughout
- Panoramic sea views across Douglas Bay from Onchan Head to Douglas Head
- Two private terraces, large Open Plan Lounge Kitchen Diner
- 2 double Bedrooms, 2 brand new Bathrooms
- Private Garage plus additional allocated parking space opposite
- Electric heating, intercom system and uPVC double glazed
- Lift to all levels

## THE PROPERTY

Black Grace Cowley are delighted to offer this stunning top floor sea front apartment on Douglas Promenade. 77 Queens Apartments has been refurbished to the highest standard by the current vendors. Being top floor the apartment offers panoramic views across Douglas Bay and has plenty of natural light with access to two private outdoor areas.

Upon entering Queens Apartment there is a lift to all floors, No. 77 is on the sixth floor. Upon entering the property itself there is a spacious I-shaped hallway with built in airing cupboard/laundry which houses the hot water cylinder with space and plumbing for a washing machine. Off the main hallway to the very end there is a large fully refurbished open-plan lounge kitchen diner. The kitchen itself has contemporary style grey floor to ceiling units with stone worktops and integrated appliances. The lounge dining area has uPVC double glazed windows, an additional Velux window and a set of patio doors that lead onto a private roof terrace with stunning views from Onchan Head round to Douglas Head. The Master Bedroom is a large double bedroom with newly fitted wardrobes and storage with sea views, door into a recently fitted shower room with walk in shower cubicle, wash hand basin and WC. Bedroom 2 is another double bedroom with built in wardrobes, a set of double-glazed doors lead out to a secondary private sun terrace. The family bathroom, situated off the hallway, recently refurbished to a high standard with a contemporary free-standing bath, wash hand basin, vanity unit and WC.

In addition to the apartment there is secure gated underground parking, No. 77 comes with an allocated parking space plus the rarity of it's own private garage with an electric up and over door providing ample storage. To avoid disappointment, call Black Grace Cowley for a viewing now: 01624 645555.



PROPERTY DETAILS FOR

## Apartment 77, Queens Apartments, Douglas

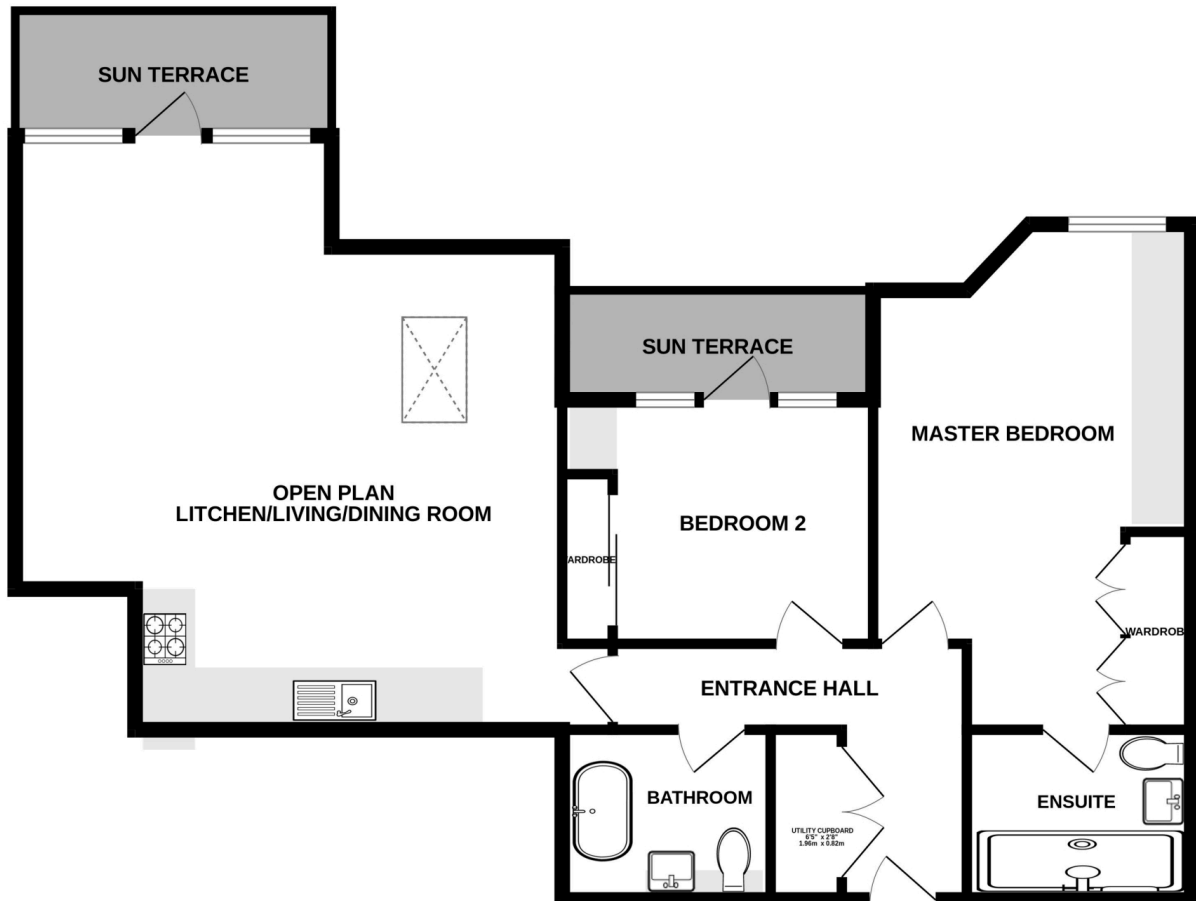
978yrs remaining on the leasehold. Management Fees: £3,214.49 per annum. Ground Rent: £10 per annum. Active management company in place.

**e:** [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | **w:** [blackgracecowley.com](http://blackgracecowley.com) | **t:** +44 (0) 1624 645555

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

## FLOORPLAN

GROUND FLOOR  
921 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 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.  
Made with Metropix ©2024



PROPERTY DETAILS FOR

# Apartment 77, Queens Apartments, Douglas

## 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.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

**e:** [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | **w:** [blackgracecowley.com](http://blackgracecowley.com) | **t:** +44 (0) 1624 645555

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