



ASKING PRICE

£265,000



## THE DETAILS



2



1



1



Apartment 1, Piccadilly Court  
Queens Promenade, Douglas  
£265,000

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 1, Piccadilly Court, Queens Promenade





# Apartment 1, Piccadilly Court, Queens Promenade





PROPERTY DETAILS FOR

# Apartment 1, Piccadilly Court, Queens Promenade

## THE DESCRIPTION

- Large two-bedroom, ground-floor apartment
- Walking distance to local amenities and bus routes
- Well-maintained communal areas with off-road parking
- Large Kitchen/Diner, bay fronted Living Room
- 2 large double Bedrooms
- 'Jack' and 'Jill' modern Shower Room/Steam Room
- Gated front courtyard
- Gas central heating and uPVC double glazing
- No onward chain
- Ample storage space throughout
- Viewing essential

## THE PROPERTY

Black Grace Cowley is delighted to offer this spacious and well-presented two-bedroom ground-floor apartment, located on the desirable Douglas Promenade. The property enjoys easy access to the centre of Douglas, local amenities, and bus routes, making it ideal for both convenience and comfort.

Inside, the apartment features a large entrance hall, which leads to an inviting living room. The living area flows seamlessly into the kitchen/diner, offering an open-plan feel perfect for both relaxation and entertaining. The modern shower room is finished to an excellent standard, and the apartment also benefits from ample storage throughout.

### LIVING ROOM

(6.12m x 5.08m / 20'1" x 16'8"): A spacious lounge with Windows providing plenty of natural light and views across Douglas Bay, featuring a TV point, room for a work station, and double doors opening to the kitchen.

### KITCHEN/DINER

(5.18m x 4.04m / 17'0" x 13'3"): A modern, well-appointed kitchen with a range of fitted wall and base units, integrated appliances (oven, gas hob, extractor fan, washing machine, and tumble dryer). Ample space available to fit a six-person dining table. A wide uPVC window provides plenty of natural light, with sea views.

**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



PROPERTY DETAILS FOR

## Apartment 1, Piccadilly Court, Queens Promenade

### MASTER BEDROOM

(4.69m x 3.42m / 15'5" x 11'3"): A spacious room offering plenty of storage via both the fitted wardrobes, and a walk-in wardrobe. Direct access to the Jack and Jill modern shower room.

### SHOWER ROOM

(2.06m x 3.71m / 6'9" x 12'2"): A high-quality, modern wet-room-style shower cubicle that also doubles as a steam room. Complete with a wash hand basin and WC.

### BEDROOM 2

(4.74m x 3.22m / 15'6" x 10'7"): A second well-sized bedroom with room for additional furniture and storage.

### ADDITIONAL INFORMATION:

Well-maintained communal areas, off-road parking space to the rear and gated front courtyard for added security.

The property benefits from the remainder of a 225-year lease issued in 1997. Service charges are approximately £2,250 per annum, with a ground rent of approximately £520 per annum. Service Charge and Ground Rent paid until April 2025.

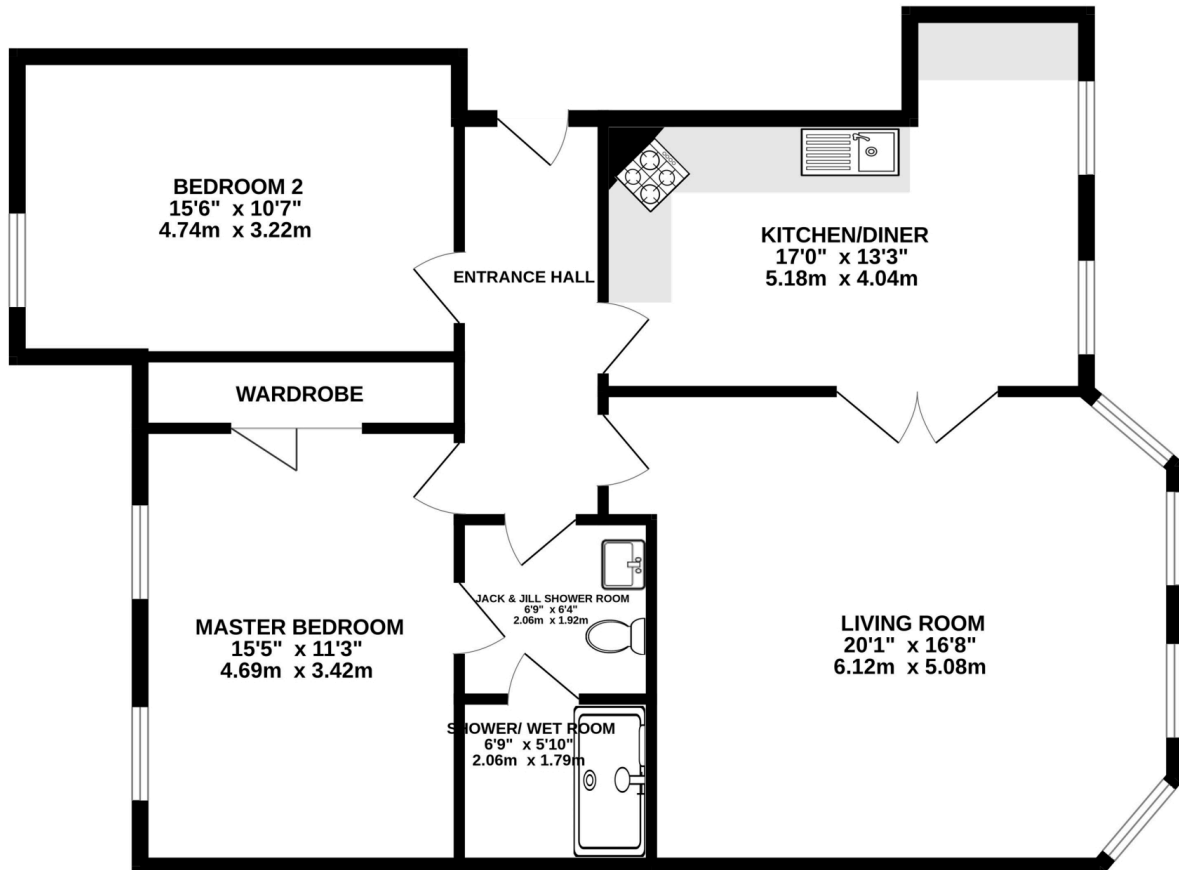
Viewing is essential to truly appreciate the space and layout offered by this delightful apartment. The property is offered for sale with no onward chain, making it an excellent choice for those looking for a ready-to-move-in home.

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

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

## 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.

Made with Metropix ©2025



PROPERTY DETAILS FOR

# Apartment 1, Piccadilly Court, Queens Promenade

## 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