



ASKING PRICE

£435,000

## THE DETAILS



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Apartment 22, Quay West  
Bridge Road, Douglas  
£435,000

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 22, Quay West, Bridge Road, Douglas



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## THE DESCRIPTION

- Large Fifth Floor Modern Apartment
- Within walking distance of local amenities, Tesco superstore, Douglas Town Centre and North Quay's many bars and restaurants
- Spacious Entrance Hall with Utility Cupboard
- Large Open-plan Kitchen/Dining/Lounge
- 2 double Bedrooms, Walk in Wardrobe, 2 Bathrooms
- South Facing Roof Terrace
- High end modern fixtures and fittings throughout
- Electric Heating, uPVC Double Glazed
- Secure underground parking- 1 Allocated Space

## THE PROPERTY

Black Grace Cowley are delighted to offer Apartment 22 Quay West to the market. This modern, fifth floor apartment was bought off plan by the current vendors, due to its sought after location within the block and the square footage on offer.

Upon entering the communal hallway there is lift and stair access to all floors. Apartment 22 can be found just outside the lift entrance on the fifth floor. Upon entering the apartment there is a spacious entrance hall with a large built in utility cupboard. To the right is the open-plan lounge/kitchen/diner which stretches across the width of the apartment with two large sets of sliding patio doors giving access out to the properties south facing terrace. The kitchen is fitted with modern units with stone worktops incorporating a single bowl stainless steel sink. There are integrated appliances which include a fridge freezer, dishwasher, cooker and hob. The kitchen leads to a large dining space, which then continues to the lounge area with solid wood floor throughout. The solid wood floor continues through into the entrance hall. The master bedroom is a good size double bedroom with a large walk-in wardrobe and a modern en-suite bathroom which is fitted with a tiled bath, wash hand basin and WC, fully tiled walls and floors. Bedroom 2 is also a good size double bedroom, with a 'Jack and Jill' bathroom which is fitted with a walk-in shower cubicle, wash hand basin and WC, fully tiled floors and walls.

Apartment 22 benefits from secure gated underground parking. There is ground floor access into the communal courtyard, which is to the benefit of all residents. The property is within walking distance of local amenities, Tesco superstore, Douglas Town Centre and North Quay's many bars and restaurants.



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## Apartment 22, Quay West, Bridge Road, Douglas

Active Management Company in place. Remainder of a 999 year lease. Ground rent: £361.66 per annum.  
Management Fees: £2948.79 per annum.

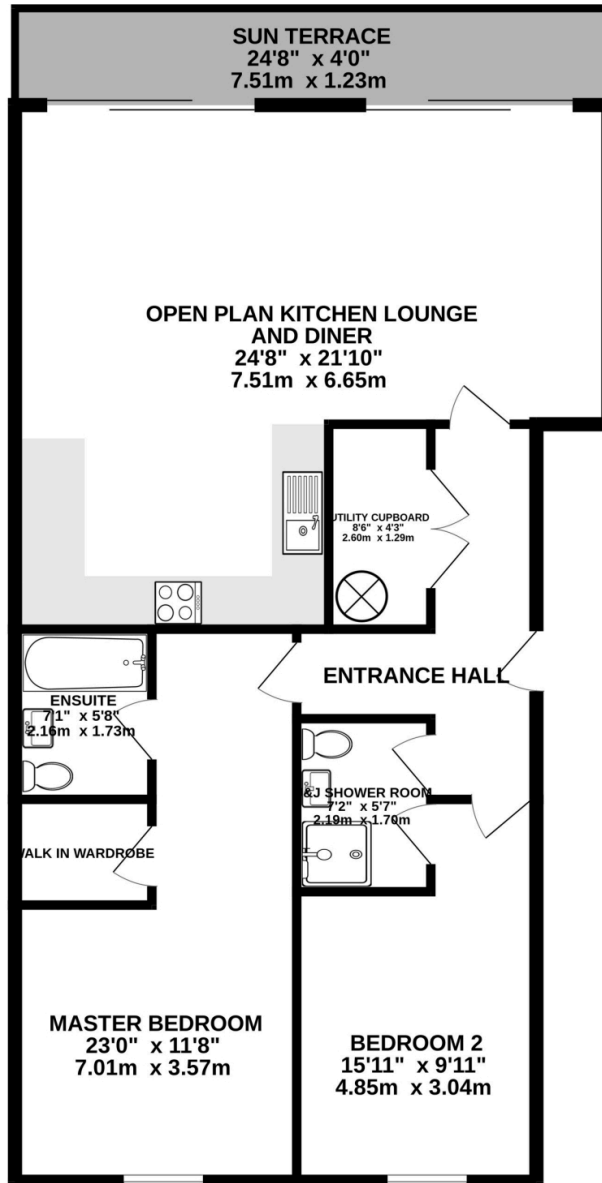
To arrange a viewing, please contact Black Grace Cowley on 01624 645555.

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# FLOORPLAN

GROUND FLOOR  
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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.

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.

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