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22 Piccadilly Court Queens Promenade, Douglas, Isle Of Man, IM2 4NS

Asking Price £249,950

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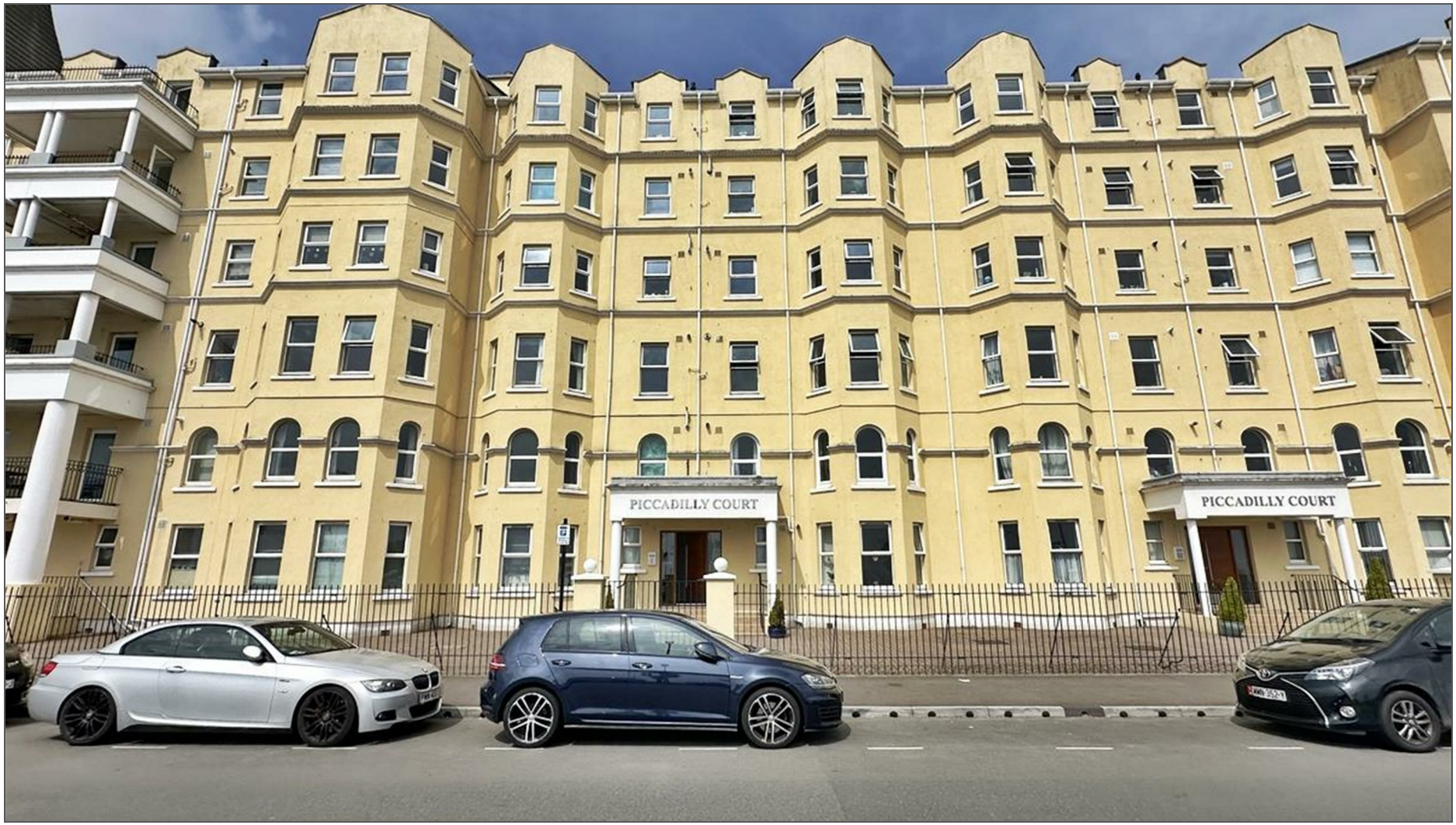
- Spacious first-floor apartment in a sought-after central Douglas location
- Modern fitted kitchen with ample storage and breakfast space
- Walking distance to the promenade, town centre and business district
- Stunning panoramic views across Douglas Bay from the living room
- Two generous double bedrooms with versatile accommodation
- Bright lounge and dining room with excellent natural light
- Lift access, secure entry and communal parking to the rear



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Apartment 22, Piccadilly Court is a beautifully presented first-floor apartment offering spacious accommodation, stunning views across Douglas Bay and an exceptionally convenient central location. Situated within this well-maintained purpose-built development, the property is ideal for first-time buyers, professionals, those looking to downsize or investors seeking a quality apartment close to the heart of the Island's capital.

The apartment is accessed via secure communal entrance with lift access to all floors and opens into a welcoming hallway leading to a bright and generously proportioned living and dining room. Large windows frame impressive panoramic views stretching from Onchan Head across Douglas Bay towards Douglas Head, whilst allowing an abundance of natural light to flood the living space, creating a bright and inviting atmosphere throughout the day.

The separate modern fitted kitchen offers an excellent range of contemporary units, generous worktop space and room for appliances, together with space for a small breakfast table, making it both practical and functional for everyday living.

There are two spacious double bedrooms, both well-proportioned and finished in neutral décor, offering comfortable accommodation with flexibility for guests, home working or additional storage. A modern family bathroom completes the internal layout, presented in excellent condition and ready for immediate occupation.

Piccadilly Court is renowned for its well-maintained communal areas, secure entry system and lift access, whilst residents also benefit from communal parking to the rear of the building. The apartment enjoys an enviable location within easy walking distance of Douglas Promenade, the town centre, shops, cafés, restaurants, public transport links and the Island's main business district, making it an excellent opportunity to enjoy convenient, low-maintenance living in one of Douglas' most sought-after apartment developments.

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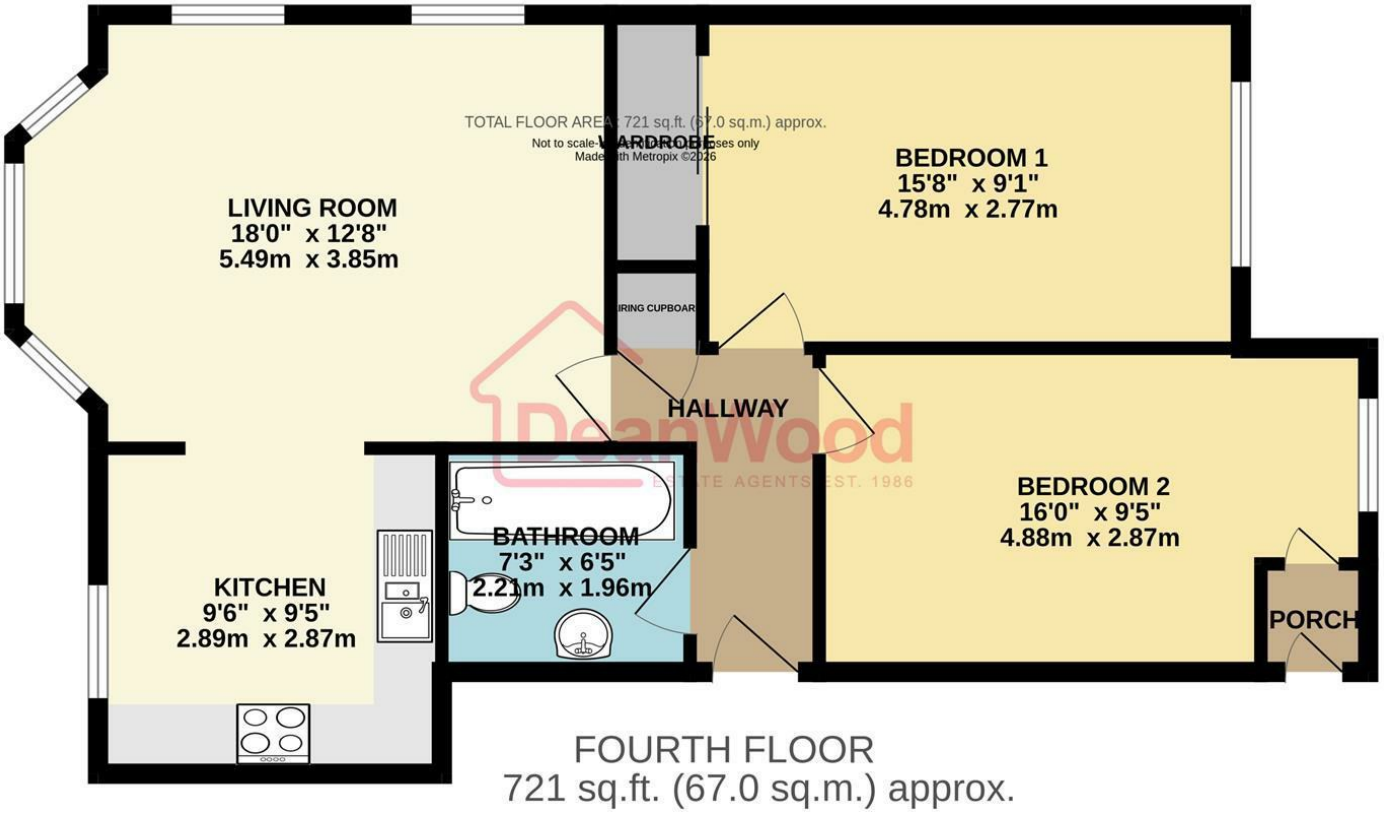

FOURTH FLOOR
721 sq.ft. (67.0 sq.m.) approx.

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