Apt. 2, 11 Mount Bradda, Douglas, IM1 4AR

Modern ground floor 1 bed apartment ideally situated in a central location, within easy walking distance of Douglas' town centre. An excellent opportunity for first time buyers or investors, the property offers easily maintained outdoor space with an artificial lawned front courtyard & enclosed rear yard. Vacant possession.

£165,000

Property Overview

Property Type	**Apartment**
Receptions	**1**
Bedrooms	**1**
Bathrooms	**1**

Property Details

Property Type	**Apartment**
Receptions	**1**
Bedrooms	**1**
Bathrooms	**1**

Heating	**Gas Fired Central Heating**
Windows	**uPVC Double Glazed**
Front Garden	**Patio Garden**
Rear Garden	**Rear Yard**

Leah Drinkwater

Residential Sales
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Property Description

Accommodation

Ground Floor

Communal Entrance Hallway

Apartment 2

- Private Entrance Hallway (approx. 14'1 x 7'1)
- Lounge/Diner (approx. 17'2 x 16'3)
- Kitchen (approx. 9'9 x 7'1)
- Bedroom (approx. 13'6 x 9'6)
- Bathroom (approx. 9'6 x 5'8)

Outside

To the front of the property there is an enclosed garden area with easily maintained artificial grass. Dwarfed wall boundary with wrought iron railings to the front aspect, and a fenced boundary to one side with gated access to the footpath leading to the front door.

To the rear of the property there is a private enclosed yard, accessed via a set of steps from the kitchen. Mixture of walled and fenced boundaries, with a gate providing access to the rear service lane.

Tenure

Leasehold. Remainder of a 999 year lease.

Management Company

There is an active management company in place with the current charge set at £60.00 Per Calendar Month, for the financial year 2026/27.

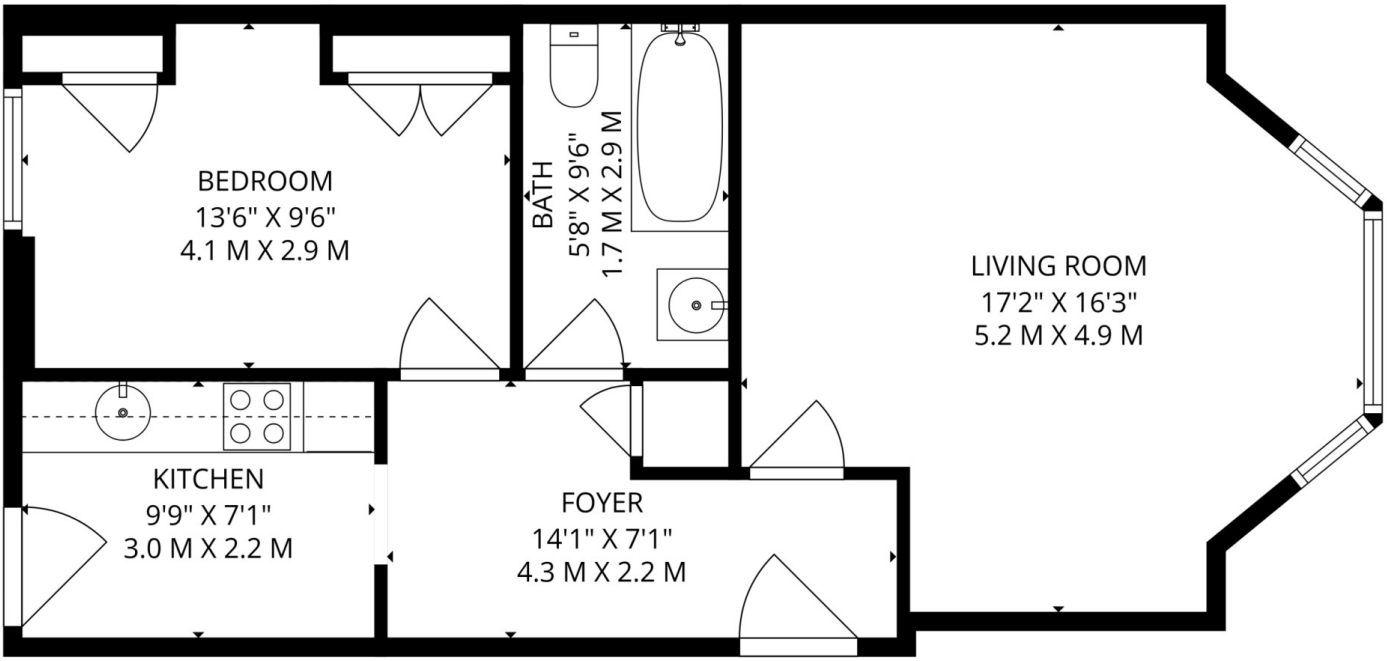
Services

All main services are connected. Gas fired central heating. uPVC double glazed throughout. Fibre connected.

Directions

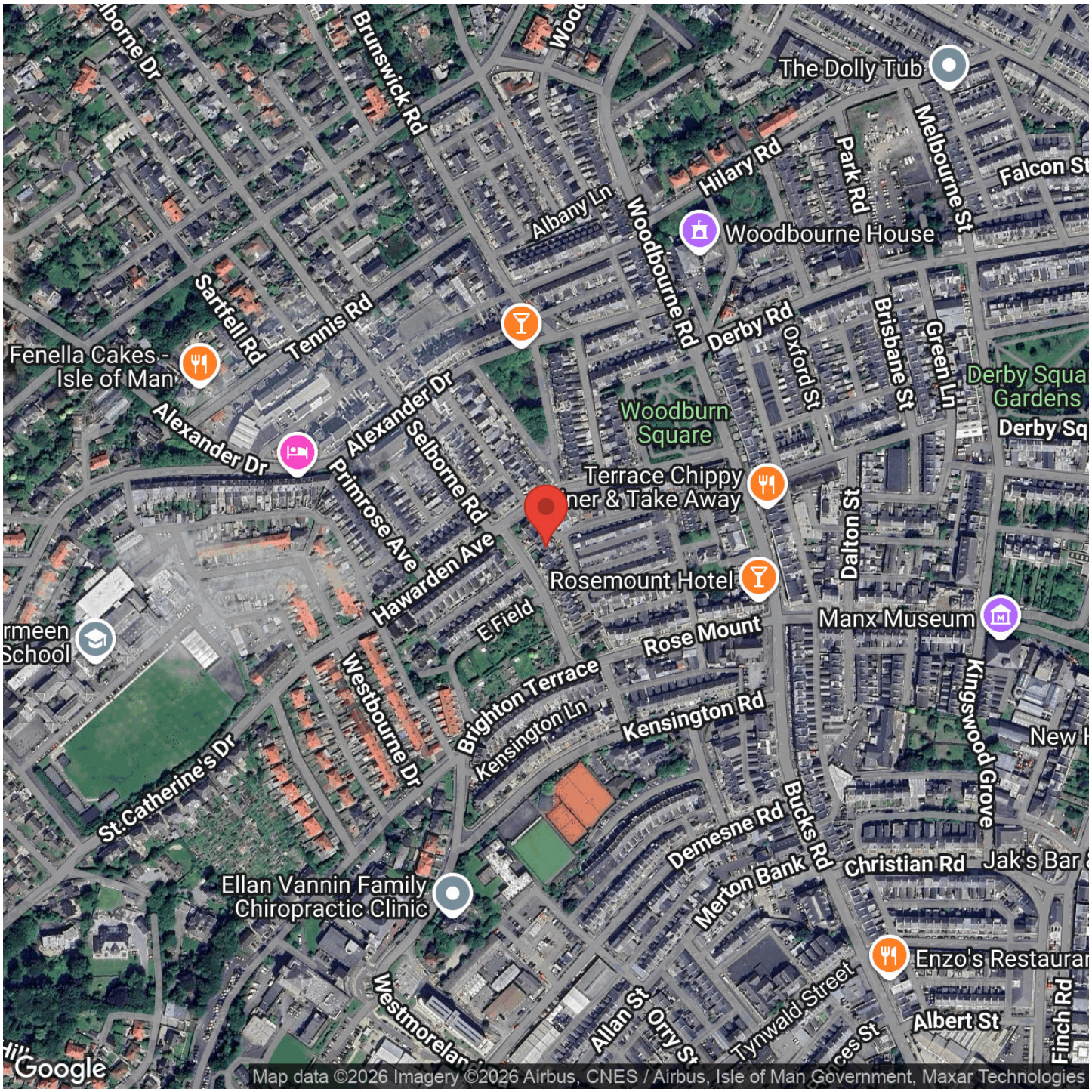
Travelling along Woodbourne Road in the direction of Prospect Hill, upon reaching Woodburn Square, turn right and follow the road onto Hawarden Avenue. Take the next left hand turning onto Mount Bradda and continue for a short distance where

number 11 can be found on the left hand side, clearly identified by our For Sale board.



Total: 577 sq. Ft, 54 m2
1st Floor: 577 sq. Ft, 54 m2
Excluded Areas: Undefined: 12 sq. Ft, 1 M2, Walls: 52 sq. Ft, 5 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.


The Dolly Tub
Melbourne St
Falcon St
Hilary Rd
Park Rd
Albany Ln
Woodbourne Rd
Woodbourne House
Brunswick Rd
Sartfell Rd
Tennis Rd
Fenella Cakes - Isle of Man
Alexander Dr
Selborne Rd
Primrose Ave
Derby Rd
Oxford St
Brisbane St
Green Ln
Derby Squa Gardens
Derby Sq
Woodburn Square
Terrace Chippy
Dalton St
Rosemount Hotel
Hawarden Ave
E Field
Manx Museum
Rose Mount
Westbourne Dr
Brighton Terrace
Kensington Ln
Kensington Rd
Kingswood Grove
St.Catherine's Dr
Demesne Rd
Bucks Rd
Merton Bank
Christian Rd
Ellan Vannin Family Chiropractic Clinic
Enzo's Restaurar
Tynwald Street
Allan St
Orry St
Albert St
Finch Rd
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