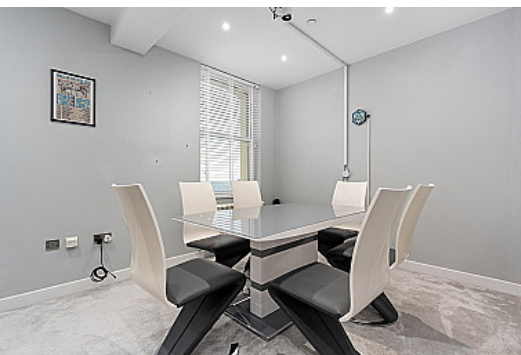




Apt. 5 Kenilworth Apartments, Central Promenade, Douglas, IM2 4LU

Immaculately maintained & modern 2 bed third floor apartment. Situated in the heart of Douglas on the promenade, with panoramic sea views across Douglas Bay & over to both Onchan Head & Douglas Head. Investment opportunity with tenant in situ, currently achieving £1,400PCM.

£315,000

Property Overview

Property Type	Apartment
Receptions	1
Bedrooms	2
En-Suites	2

Property Details

Property Type	Apartment	Cloakroom	1
Receptions	1	Heating	Gas Fired Central Heating
Bedrooms	2		
En-Suites	2	Windows	uPVC Double Glazed



Leah Drinkwater

Residential Sales
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 01624 625888

Property Description

Accommodation

Ground Floor

Communal Entrance Hallway

Post boxes. Lift and stairway access to all floors.

Third Floor

Apartment 5

- Private Entrance Hallway (approx.
- Open Plan Lounge/Kitchen/Diner (approx. 30'7 x 21'8)
- Cloakroom W.C. (approx. 6'5 x 5'3)
- Bedroom 1 (approx. 15'2 x 12'11)
- En-Suite Bathroom (approx. 6'3 x 6'0)
- Bedroom 2 (approx. 10'11 x 10'3)
- En-Suite Shower Room (approx. 10'7 x 6'4)

Services

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

Tenure

Leasehold. Remainder of a 999 year lease.

Management Company

There is an active management company in place with the current charge set at approx. £150.00PCM, billed quarterly.

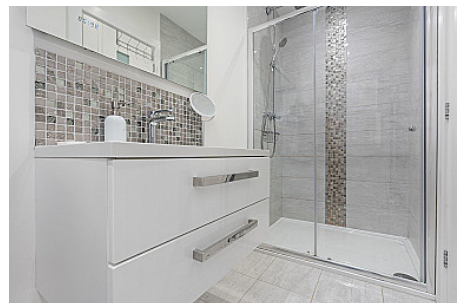
Tenancy Details

There is currently a tenant in situ on a 12 month lease until December 2026, achieving £1,400PCM.

Directions

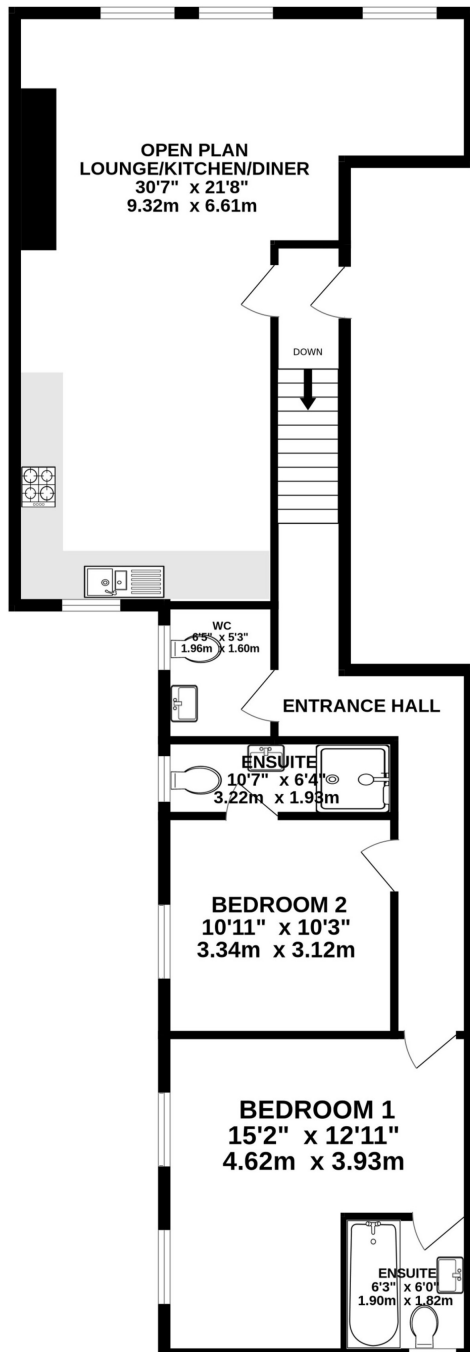
Travelling down Broadway and onto Central Promenade, turn left at the roundel and continue along for a short distance where Kenilworth Apartments can be found after the entrances to both Empress Drive and Mona Drive, clearly identified by

our For Sale board.





THIRD FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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.

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