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2 Quay West, Bridge Road, Douglas,
Asking Price £229,500

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A luxury purpose-built first-floor apartment situated within a sought-after riverside and quayside development. The property enjoys a highly convenient location, within easy walking distance of local restaurants, bars, a superstore, the Athol Street business district and the town centre. The apartment is finished to a high standard throughout, featuring a stunning kitchen with Miele appliances and luxury bathroom. Further benefits include a secure, gated underground allocated parking space. Offered for sale with no onward chain, this property presents an excellent opportunity to acquire a quality apartment in a desirable central Douglas location.







LOCATION

From Bank Hill take right turn towards Tesco. Turn left at Mini-roundabout and next left into Lakeside Road. The entrance to underground car park is on the right hand side. Communal entrance hall is approached off Bridge Road and lift access from car park.

COMMUNAL ENTRANCE

FIRST FLOOR - APARTMENT 2

ENTRANCE HALL

10' 2'' x 5' 3'' (3.1m x 1.6m)

KITCHEN AREA

10' 2'' x 5' 11'' (3.1m x 1.8m)

DINING AREA

10' 2'' x 8' 2'' (3.1m x 2.5m)

LIVING ROOM

10' 10'' x 14' 1'' (3.3m x 4.3m)

BALCONY

4' 3'' x 14' 5'' (1.3m x 4.4m)

UTILITY CUPBOARD

4' 11'' x 3' 11'' (1.5m x 1.2m)

BATHROOM

7' 3'' x 5' 7'' (2.2m x 1.7m)

BEDROOM

15' 5'' x 9' 6'' (4.7m x 2.9m)

OUTSIDE

Communal Courtyard. Parking space number 41 in the underground car park.

TENURE

LEASEHOLD - Remainder of 999 year lease.

SERVICE CHARGE: £1,764.72 per annum.

SERVICES

Mains water, electricity and drainage. Electric heating.

VIEWING

POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

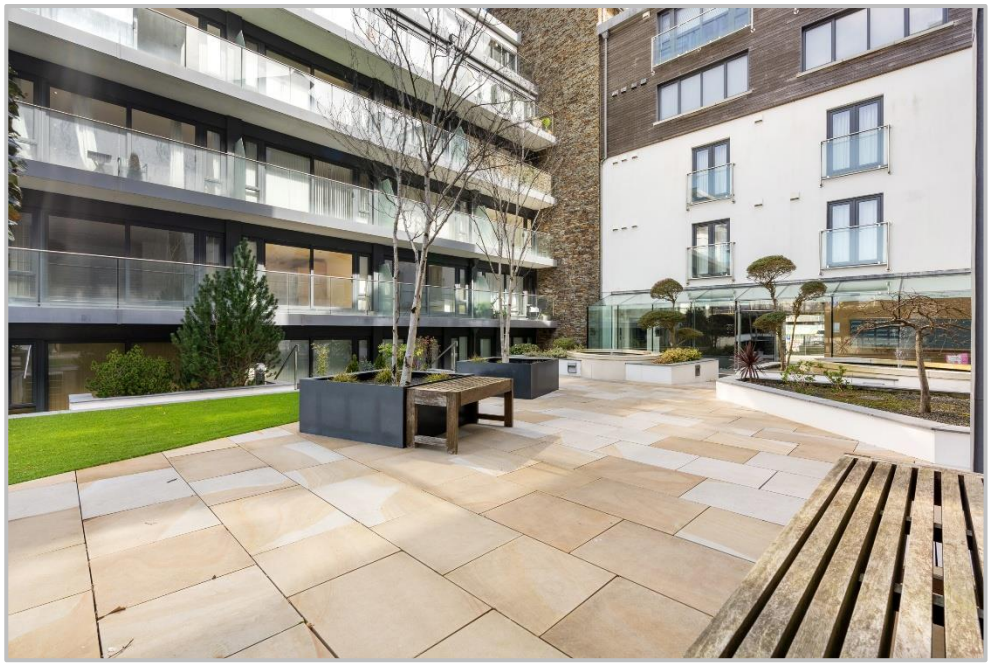




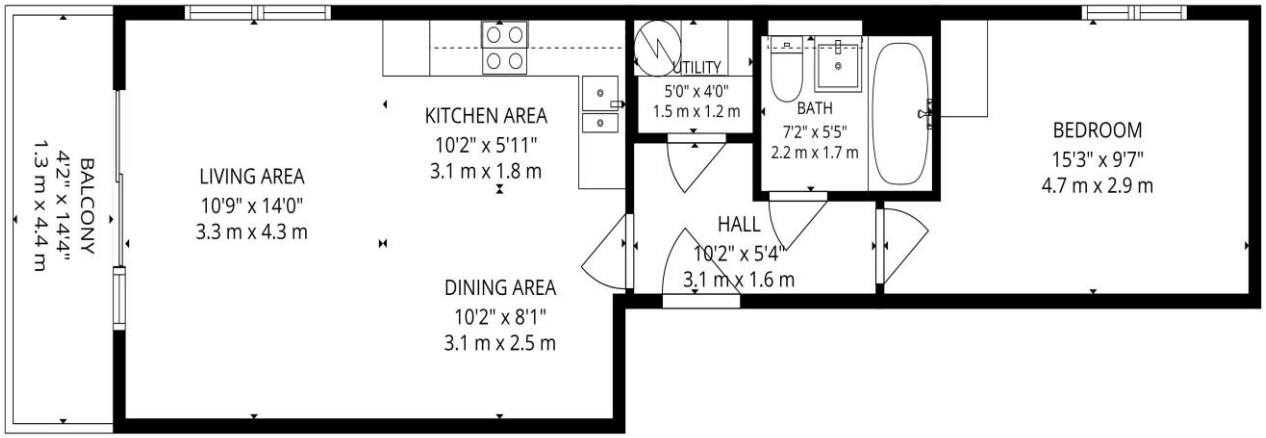









APPT 3
APPT 2



Total: 541 sq. Ft, 50 m2
Apartment 2: 541 sq. Ft, 50 m2
Excluded Areas: Balcony: 60 sq. Ft, 6 M2, Walls: 62 sq. Ft, 6 m2

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

Since 1854

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