

CHRYSTALS
ESTATE AGENTS • VALUERS • SURVEYORS

www.chrystals.co.im

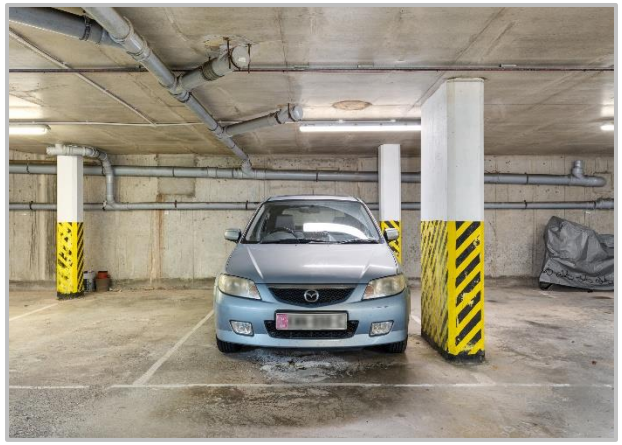
47 Empress Apartments, Central Promenade, Douglas, IM2 4EE

Asking Price £315,000

47 Empress Apartments, Central Promenade, Douglas, IM2 4EE **Asking Price £315,000**

This spacious luxury apartment is situated within a stunning waterfront development directly on Douglas Promenade, enjoying beautiful views across Douglas Bay. The apartment has been superbly appointed, with tasteful contemporary fixtures and fittings throughout. Features include contemporary cherrywood internal doors with high-quality brushed stainless steel ironmongery, alongside a well-appointed kitchen, bathroom and en-suite shower room, all finished to an excellent standard. Further benefits include electric heating and uPVC double glazing. Externally, the property benefits from a large decorative paved balcony, enclosed by wrought-iron railings and offering stunning views across Douglas Bay. A secure, allocated underground parking space (No. 6) is also included. Positioned directly on the promenade, the property offers immediate access to the beach and scenic coastal walks, while Douglas centre is just a short stroll away, providing a wide range of restaurants, bars and shops. Offered for sale with no onward chain, this impressive apartment is ideal for those seeking a stylish coastal home or an investment opportunity. Early viewing is highly recommended.







LOCATION

Travelling northwards along Douglas Promenade, continue through the Roundell at the bottom of Broadway. Continue along where Empress Apartments will be clearly seen on the left hand side.

COMMUNAL ENTRANCE

APARTMENT 47 - FOURTH FLOOR

ENTRANCE HALL
7' 7'' x 4' 11'' (2.3m x 1.5m)

KITCHEN AREA
7' 10'' x 7' 7'' (2.4m x 2.3m)

LIVING ROOM
12' 2'' x 8' 10'' (3.7m x 2.7m)

DINING AREA
15' 9'' x 6' 7'' (4.8m x 2.0m)

BALCONY
3' 7'' x 8' 10'' (1.1m x 2.7m)

BATHROOM
5' 7'' x 7' 7'' (1.7m x 2.3m)

BEDROOM
12' 2'' x 8' 6'' (3.7m x 2.6m)

ENSUITE
3' 3'' x 8' 6'' (1.0m x 2.6m)

BEDROOM
13' 5'' x 11' 10'' (4.1m x 3.6m)

OUTSIDE

Underground parking space No. 6

TENURE

LEASEHOLD - Residue of 999 year lease

SERVICE CHARGE: £2,214 per annum.

GROUND RENT: £349.91 per annum. Management Company: Point 2 Point.

Rates: Treasury £771.39 per annum. Douglas Council £802.35 per annum.

SERVICES

Mains water, electricity and drainage. Electric heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

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.









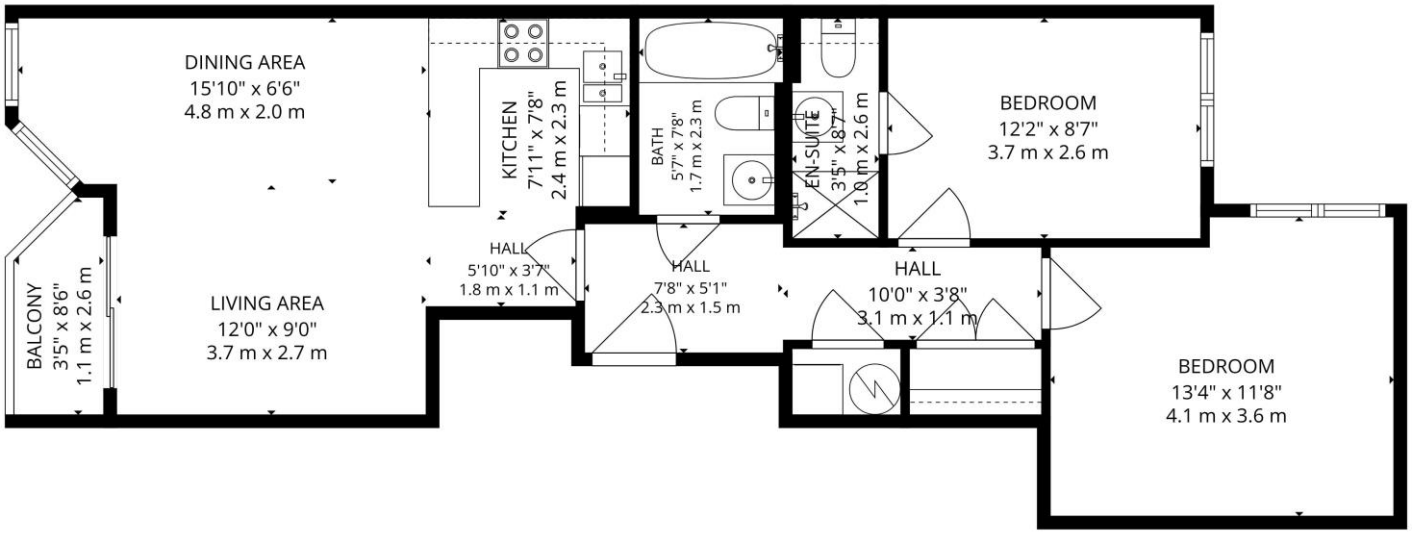





SmithPackaging







Total: 739 sq. Ft, 69 m2
1st Floor: 739 sq. Ft, 69 m2
Excluded Areas: Balcony: 27 sq. Ft, 2 M2, Walls: 77 sq. Ft, 8 m2

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

Since 1854

DOUGLAS
31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN
23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL
Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.
Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.