



£348,000

80 Queens Apartments, Queens Promenade, Douglas, IM2 4NY

Purpose Built Penthouse Apartment in Popular Seafront Location.
Spacious Accommodation In Excellent Decorative Order Throughout.
Open Plan Lounge, Dining Area and Quality Kitchen with Appliances.
3 Bedrooms (1 En-Suite) Two Excellent Bathrooms.
Concealed Utility Area And Ample Storage Space.
Generous Sheltered Balcony Enjoying Panoramic Views Across Douglas Bay.
Efficient Electric Heating & uPVC Double Glazing.
Substantial Remainder of NHBC Warranty.
Active Management Company.
2 Secure Allocated Parking Spaces.



*** IDEAL INVESTMENT PROPERTY - CURRENTLY TENANTED UNTIL NOV 2017***

DIRECTIONS

From the Sea Terminal travel along the Promenade in a Northerly Direction, passing the Gaiety Theatre and Villa Marina. Continue straight ahead. Queens Apartments will be found just after the Hilton Hotel.

OVERVIEW

A well designed block of apartments constructed by Heritage Homes and finished to an excellent standard. The Penthouse Apartment has the benefit of a sheltered balcony which enjoys stunning views across Douglas Bay and two secure allocated parking spaces.

ACCOMMODATION

COMMUNAL ENTRANCE

Intercom system. Well presented area with stairs and lift to all floors. Access to secure parking area.

6TH FLOOR - APARTMENT 80

Entrance Hall

Intercom entry system. Consumer unit.



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Open Plan Living Area & Kitchen 5.79m (19'0) x 5.21m (17'1) max

Kitchen fitted with a good range of wall and base units together with granite worktops incorporating a 1 1/2 stainless steel sink with mixer tap and tiled splash backs Integrated 'Siemens' oven, halogen hob and canopy extractor. Free standing fridge freezer and 'Siemens' dishwasher. Double 'Velux' windows. Open Plan to the living and dining area with door and side lights leading to the balcony. Wired for satellite TV. Telephone point.



Living Space



Bedroom 2 3.61m (11'10) x 5.18m (17'0)

Four 'Velux' windows. Television and satellite points. Eaves storage space. Sloping ceiling to front. Standing sea views.



Bedroom 3 2.74m (9'0) x 2.67m (8'9)

Side window. Telephone point.

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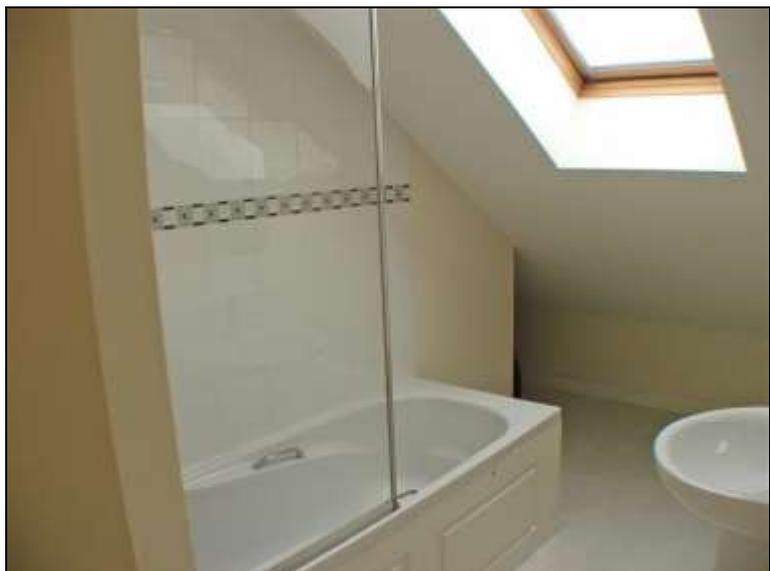
Bedroom 1 6.71m (22'0) x 3.02m (9'11)

Four 'Velux' windows with a pleasant outlook. Television and telephone point. Door to:



En-suite Bathroom

Fitted with a quality white suite comprising panelled bath with mixer shower attachment, tiled surround and glazed screen; pedestal wash basin with wall mounted mirror and shaver light; push button flush W.C. Heated chromium towel rail. Tiled floor. Recessed down lighters 'Xpelair premier' extractor. 'Velux' window. Excellent potential to create a concealed low level storage area,



Bathroom

Again, fitted with a quality white suite comprising panelled bath with mixer shower attachment, tiled surround and glazed screen; pedestal wash basin with wall mounted mirror and shaver light; push button flush W.C. Heated chromium towel rail. Tiled floor. Recessed down lighters 'Xpelair premier' extractor.

Deep Storage Cupboard

Housing the 'Mega Flo' pressurised hot water cylinder.

Utility Cupboard

Shelf with hanging rail. Washer dryer.

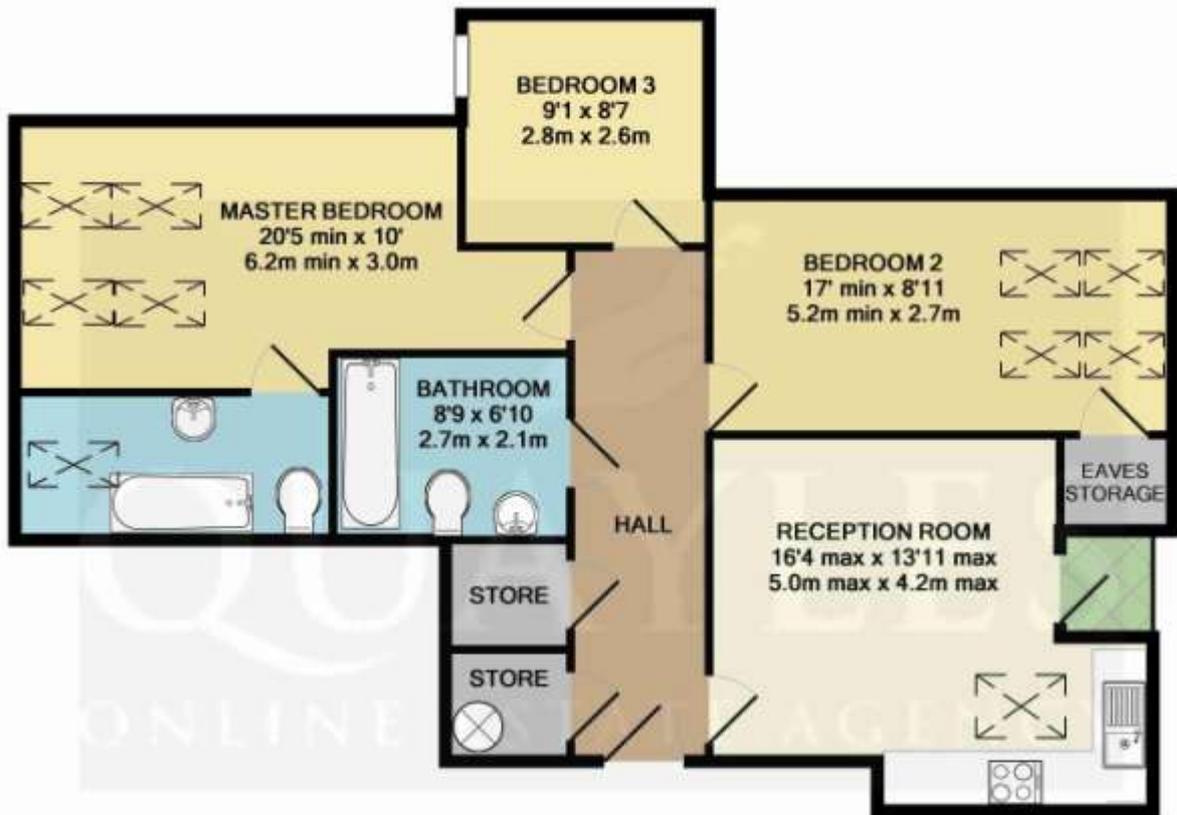
UNDERGROUND PARKING

The apartment is offered with two secure parking spaces.



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FLOORPLAN



TOTAL APPROX. FLOOR AREA 866 SQ.FT. (80.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Services Mains electricity, water and drainage. Efficient electric heating and hot water.

Tenure Leasehold. The remainder of a 999 year lease from approx 2005. Ground Rent £50 per annum. Management Company - Annual fee approx £1,000.

Rateable Value For further information please contact the rates department on (01624) 685661.

Viewings Strictly by appointment with the Agent Quayles Limited.

Whilst all details are believed to be correct neither Quayles Limited, their employees or clients can guarantee their accuracy, nor are they intended to form part of any contract. Our photographs are often taken using a camera with a wide angled lens, whilst this is useful for capturing a larger area it can also result in distortion or partial stretching of an image.

All measurements given are approximate. It is not our intention to mislead and therefore we recommend a personal inspection of the property. Prospective purchasers should rely on their own enquiries and legal searches before committing to purchase and advice should be sought from the appropriate professionals where required.