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6 Imperial Court, Douglas, IM2 4AA  
**Asking Price £229,950**

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**INVESTMENT ONLY PURCHASE:** This spacious, beautifully presented first floor apartment has lovely sea views, two secure car parking spaces and use of the roof terrace. The apartment is situated in a quiet area and is close to Noble's Park, Shoprite and the amenities of Douglas. In brief the accommodation comprises: open plan lounge and modern fitted kitchen, 2 good sized bedrooms, bathroom and en suite shower room. The property is currently tenanted until March 2024 at £975.00 PCM. Early viewing is strongly recommended.







## LOCATION

From the Sea Terminal on the Loch Promenade head along the promenade to Broadway and turn left at the lights by the Villa Marina. Turn right onto Victoria Road and continue along to the bend in the road. Opposite the Crescent is Imperial Court. Number 6 lies on the first floor in the Seaward facing front block.

## COMMUNAL ENTRANCE

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

Electric heater, security door entry phone, built in cloaks cupboard with hanging space and pressurised hot water system.

#### OPEN PLAN LOUNGE/FITTED KITCHEN

21' 0" x 11' 6" (6.4m x 3.5m)

Superlative sea view across Douglas Bay to the Tower of Refuge and the outer harbour and Douglas Head. uPVC double glazed French doors with Juliet balcony. Electric wall heater. The kitchen units are in high gloss cream with wood effect laminate work tops. The appliances are integrated with washer/dryer, dishwasher, electric oven, hob and extractor, fridge, stainless steel splash back. Vinyl tile to kitchen floor area.

#### MASTER BEDROOM

15' 9" x 8' 2" (4.79m x 2.5m)

Sea View, electric wall heater.

#### EN SUITE SHOWER ROOM

5' 11" x 4' 11" (1.81m x 1.5m)

Shower cubicle, pedestal wash basin and WC, tiled walls and floor, extractor fan, mirrored wall cabinet.

#### BEDROOM 2

11' 8" x 10' 2" (3.56m x 3.1m)

Sea View, electric wall heater.

#### BATHROOM

6' 6" x 5' 7" (1.99m x 1.69m)

Panelled bath with screen and shower attachment, WC, pedestal wash basin, heated towel rail, tiled walls and floor, mirrored wall cabinet.

#### OUTSIDE

Communal landscaped courtyard. Roof terrace. Secure parking spaces numbered: 7 & 8.

#### TENURE

Residue of 999 Year Lease.

#### MANAGEMENT COMPANY

Stirling Property Management Ltd.  
Management fees approx. £1,500 per annum.

## SERVICES

Mains water, electricity and drainage.

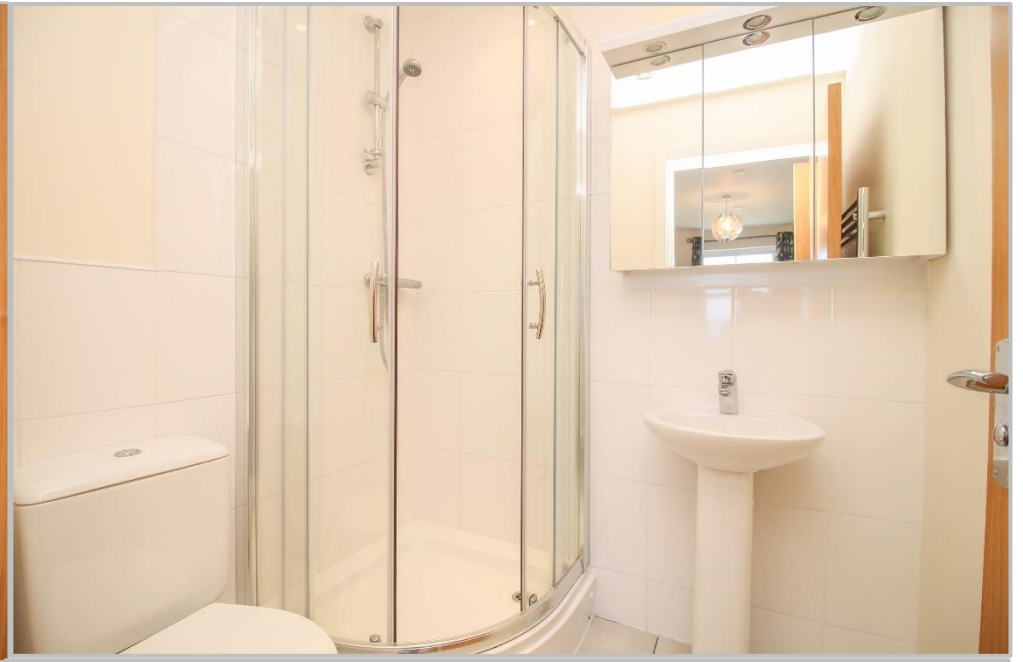
## VIEWINGS

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

## POSSESSION

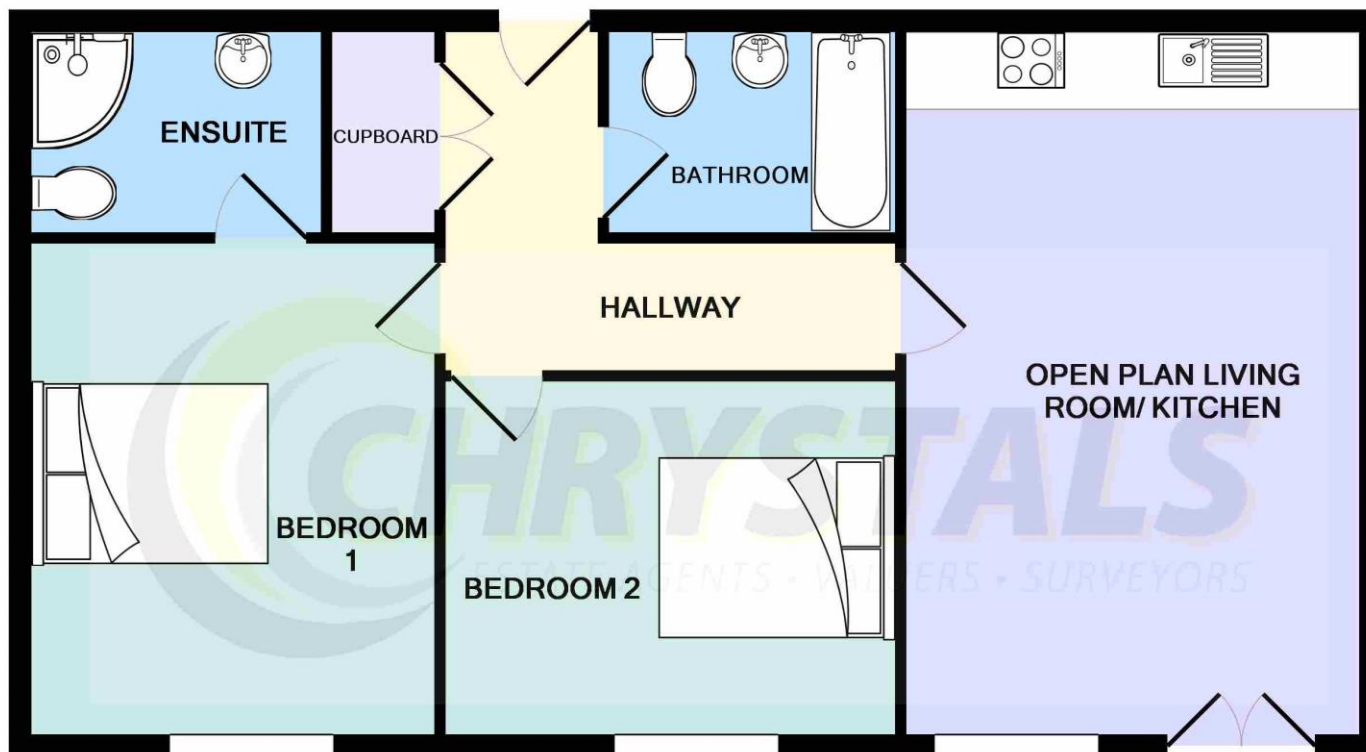
Vacant possession upon end of tenancy in March 2024.

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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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