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43 Majestic Apartments, King Edward Road, Onchan, IM3 2BE  
**Asking Price £265,000**

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A beautifully presented one bedroom purpose built lower ground apartment with a private rear courtyard offering spectacular views over Douglas Bay. The accommodation comprises large open plan lounge/kitchen area, double bedroom and bathroom. The property benefits from an allocated parking space. This property offers perfect low maintenance living within this exclusive gated scheme close to the capital and is offered with no onward chain. Viewing is most strongly recommended.



## LOCATION

From the Sea Terminal, follow along the Promenade to Port Jack. Continue along the Coast Road in a northerly direction. Majestic Apartments can be found on the right hand side. Turn into the driveway and bear left.

## COMMUNAL ENTRANCE HALL

Security entrance door. Mailboxes. Lift access to all floors.

## LOWER GROUND FLOOR - APARTMENT 43

### PRIVATE ENTRANCE HALL

Security video entry phone. LED downlights. Carpeted floor.

### LARGE STORAGE CUPBOARD 6' 3" x 3' 11" (1.9m x 1.2m)

Plumbed for washing machine with shelf and hanging space.

### LARGE UTILITY CUPBOARD 6' 3" x 3' 11" (1.9m x 1.2m)

Housing megaflo hot water tank and consumer unit.

## BATHROOM 7' 7" x 6' 3" (2.3m x 1.9m)

Modern white suite comprising wall mounted wash hand basin and WC. Panelled bath with shower attachment over and screen. Chrome heated towel rail. Low voltage downlights. Part tiled walls and tiled floor. Extractor fan.

## BEDROOM 13' 1" x 9' 2" (4m x 2.8m)

Carpeted floor. Radiator. Multiple plug sockets. Ceiling light. uPVC double glazed window overlooking private rear garden.

## OPEN PLAN KITCHEN/LIVING ROOM 17' 9" x 23' 4" (5.4m x 7.1m)

Sliding patio to large south facing private patio. Carpeted floor. LED downlights. 2 radiators. Multiple plug sockets. Television and satellite points.

Modern style base and eye level units with drawers. Laminate worktops incorporating 1 1/2 bowl stainless steel sink with drainer and mixer tap. Undercounter lighting. Integrated appliances include Hotpoint dishwasher, Siemens Microwave, Siemens Oven and grill and 4 ring hob with extractor over. Full height fridge freezer. Tiled floor.

## OUTSIDE

Private south facing patio accessed from the Living Room enjoying sun throughout the day. Allocated parking space.

## TENURE

LEASEHOLD - Residue of 999 year lease. SERVICE CHARGE: £1,981.00.

The complex is currently managed by Point 2 Point Management Services.

## SERVICES

Mains services are installed. Electric storage heating. Aluminium double glazing. Television, satellite and telephone connections.

## VIEWING

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

## POSSESSION

vacant on completion. 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.











Measurements are approximate. Not to scale. Illustrative purposes only.  
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