



A spacious and recently refurbished second floor flat in a converted building. Located on the popular and busy Bucks Road in central Douglas with local shops and amenities on the door step. It provides bright and spacious split level accommodation running front to back with lounge and study area, kitchen, inner hall, two bedrooms and bathroom/WC. Gas central heating. Floor area is approx. 70 sq m/748 sq ft. No onward chain.



LOCATION

Travelling out of Douglas up Prospect Hill, proceed through the traffic lights that intersect with Circular Road, continuing onto Bucks Road. The property can be located on the left hand side, clearly identified by our For Sale Board.

COMMUNAL ENTRANCE HALL

SECOND FLOOR

PRIVATE HALL

LOUNGE

13' 1" x 10' 6" (4m x 3.2m)

2 uPVC double glazed windows. Radiator.

STUDY AREA

13' 1" x 6' 11" (4m x 2.1m)

Radiator. uPVC double glazed window with partial sea view.

KITCHEN

13' 1" x 6' 11" (4m x 2.1m)

Single drainer sink unit. Space for fridge and freezer. Plumbed for washing machine. Radiator. Electric hob. Base and wall cupboards. Tiled splash back. Vinyl flooring. uPVC double glazed window.

INNER HALL

Cupboard housing gas fired central heating boiler.

BATHROOM

White suite comprising panelled bath with shower screen and shower attachment, low level WC and wash hand basin. Tiled splash back. Vinyl flooring. Radiator. Extractor fan.

BEDROOM 1

11' 6" x 9' 10" (3.5m x 3m)

Radiator.

BEDROOM 2

9' 10" x 8' 6" (3m x 2.6m)

Radiator.

TENURE

LEASEHOLD - Residue of 999 year lease. SERVICE CHARGE: £1,000 per annum. The Management Company is called 57 Bucks Road Management Company Limited.

SERVICES

Mains water, electricity and drainage. Gas central 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.

Isle of Man Government Mortgage Advice

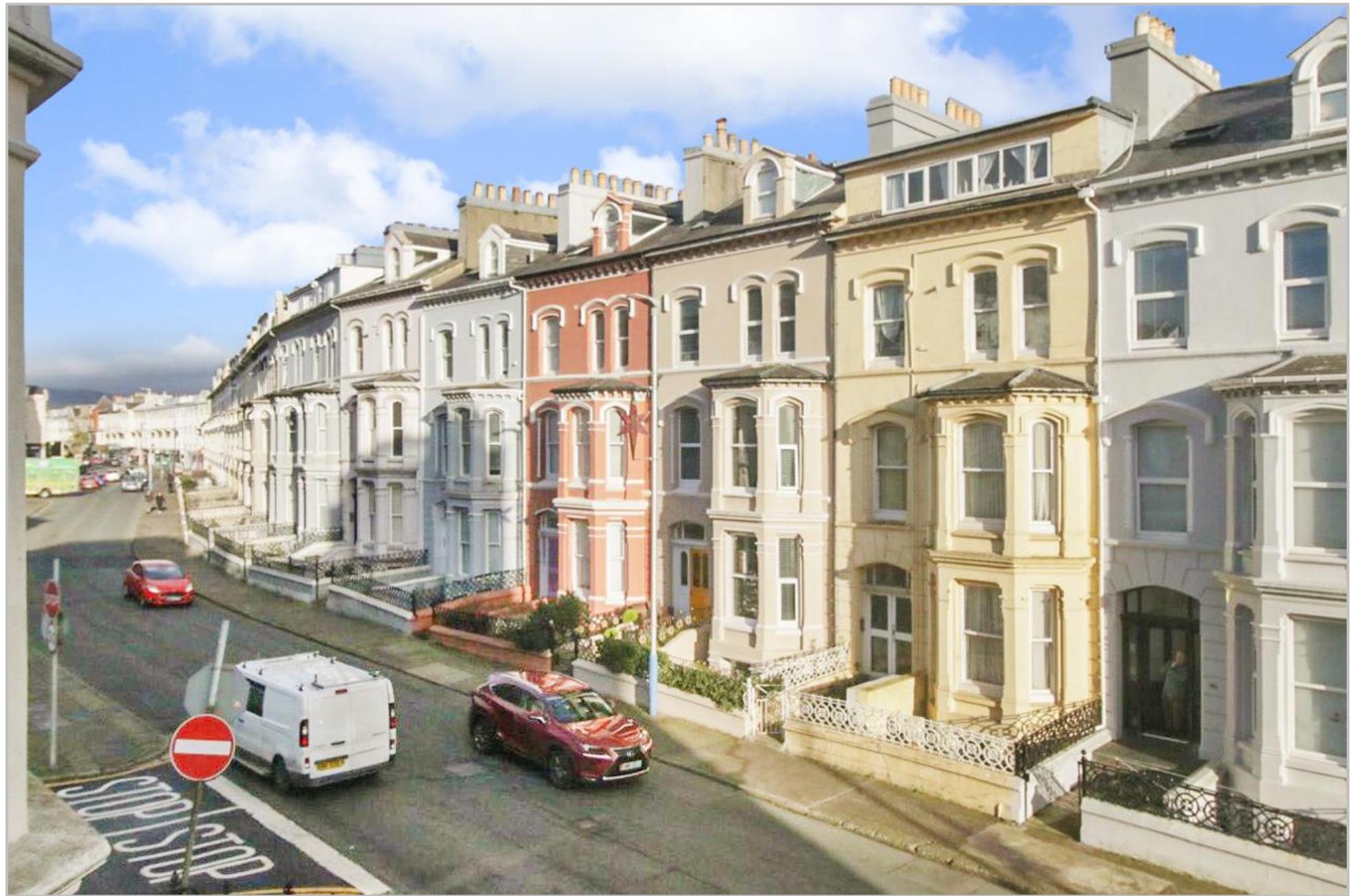
More information about assistance through the first & second time buyers scheme can be found through the following links:

<https://www.gov.im/firsttimebuyers>

<https://www.gov.im/media/1382601/first-home-choice-guidance-for-applicants-uploaded-050324.pdf>

<https://www.gov.im/media/1249630/first-home-fixed-guidance-for-applicants-150523.pdf>







Measurements are approximate. Not to scale. Illustrative purposes only.
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Since 1854

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