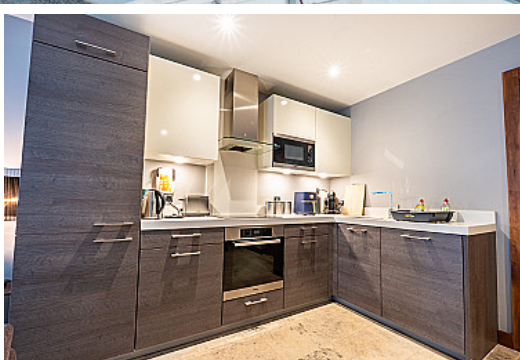




Apt. 4 Quay West Apartments, Bridge Road, Douglas, IM1 5AG

Modern Purpose Built 1 Bed Second Floor Apartment. Situated in the Heart of Douglas Within Walking Distance of Local Shops & Restaurants. Views Over the River Glass. 2 Separate Balconies. Secure Underground Parking Space.

£245,000

Property Overview

Property Type	Apartment
Receptions	1
Bedrooms	1
Bathrooms	1

Property Details

Property Type	Apartment	Heating	Electric Central Heating
Receptions	1		uPVC Double Glazed
Bedrooms	1	Windows	
Bathrooms	1		Allocated Parking Space
		Garage	
		Outside Space	2 Private Balconies



Simon Dixon

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Property Description

Accommodation

Ground Floor

Secure entry code system providing access into:

Communal Entrance Hallway

Stair access to all floors. Private post boxes. Entry intercom system.

Second Floor (Level 3)

Apartment 4

- Private Entrance Hallway
- Open Plan Lounge/Kitchen/Diner (approx. 21'3 x 13'9)
- Bedroom (approx. 12'9 x 9'6)
- Bathroom
- 2 Balconies

Outside

Secure allocated parking space.

Services

All main services are connected. Electric underfloor heating and additional air conditioning. Double glazed throughout.

Tenure

Leasehold. Remainder of a 999 year lease.

Management Company

There is an active management company in place with the current charge set at £1,603.00 Per Annum and a ground rent of £289.00 for the financial year 2024/25.

Rates

Douglas Borough Council: £550.08
IOM Government Treasury: £532.80

Total: £1,082.88

Tenancy Details

There is currently a tenant in situ achieving £1,200PCM whose lease expires 12/09/2025. There is the potential to discuss buying with vacant possession earlier than this date, or purchasing with the tenant in situ.

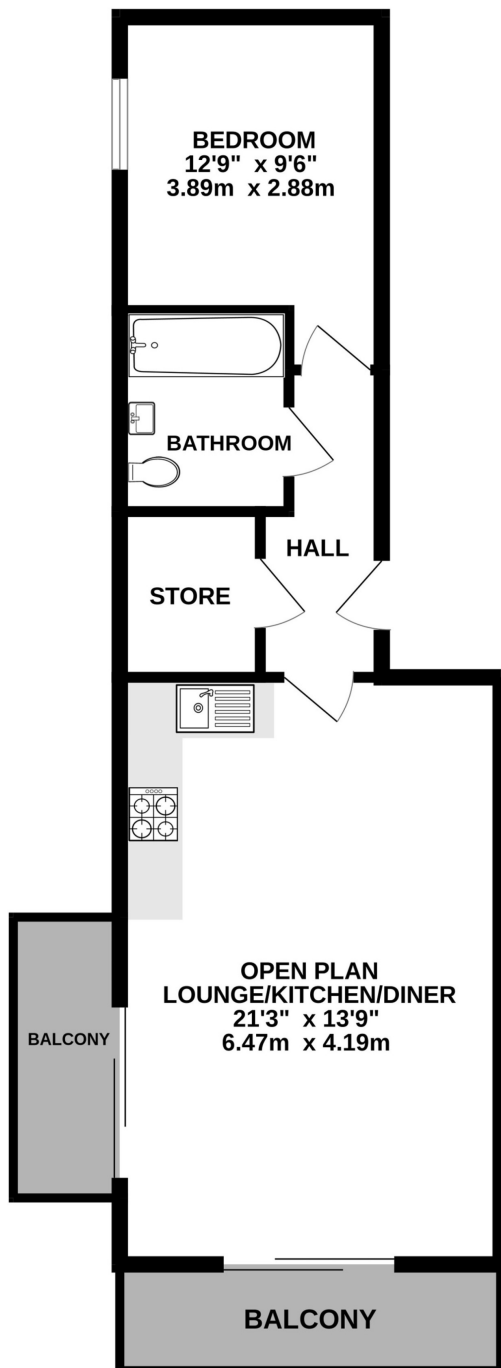
Directions

Travelling from the Quarterbridge along Peel Road in the direction of Douglas, continue to the Railway Shops and turn right onto Bank Hill. Proceed straight ahead onto Bridge Road where Quay West can be found on the right hand side.





LEVEL 3
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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