



Apt. 45 Piccadilly Court, Queens Promenade, Douglas, IM2 4NS

Modern purpose built third floor 2 bed apartment situated in the heart of Douglas within walking distance of local shops, restaurants & amenities. Uninterrupted sea views over Douglas Bay. Communal parking area.

~~£249,950~~ **£237,500**

Property Overview

Property Type	Apartment
Receptions	1
Bedrooms	2
Bathrooms	1

Property Details

Property Type	Apartment		Gas Fired Central Heating
Receptions	1	Heating	
Bedrooms	2	Windows	uPVC Double Glazed
Bathrooms	1		Communal Parking
		Garage	



Leah Drinkwater

Sales Negotiator

ldrinkwater@cowleygroves.com

01624 625888

Property Description

Accommodation

Ground Floor

Communal Entrance Hallway

Lift and stairway access to all floors.

Third Floor

Apartment 45

- Private Entrance Hallway
- Open Plan Lounge/Diner (approx. 18'0 max x 12'8)
- Kitchen (approx. 9'6 x 9'5)
- Bedroom 1 (approx. 15'8 x 9'1)
- Bedroom 2 (approx. 16'0 x 9'5)
- Bathroom (approx. 7'3 x 6'5)

Outside

To the rear of the property there is a private communal car park with spaces provided on a first come first served basis.

Services

All main services are connected. Gas fired central heating. uPVC double glazed throughout.

Tenure

Leasehold. Remainder of a 225 year lease.

Management Company

There is an active management company in place with the current charge set at £2,280.00 for the financial year 2025/26.

Rates

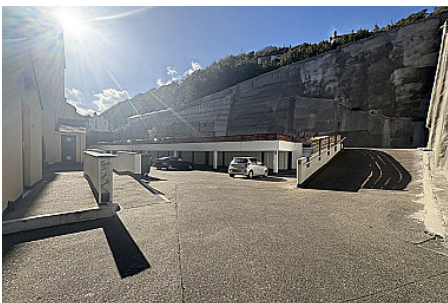
Isle of Man Government Treasury: £748.70

Douglas City Council: £794.64

Total: £1,543.34 (2025/26).

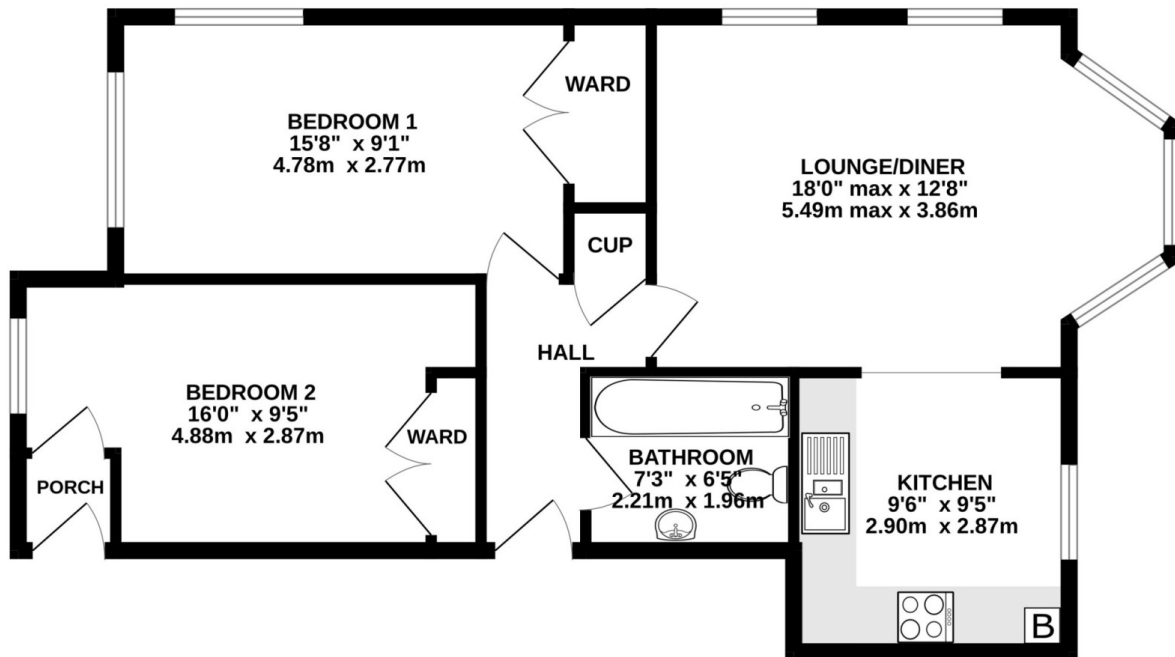
Directions

Travelling North along Douglas Promenade, continue past Broadway and onto Queens Promenade. Proceed past the entrance to Switzerland Road where Piccadilly Court can be found a short distance along on the left hand side.





THIRD FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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.
Made with Metropix ©2025

