



Apt. 6 Fuchsia Court, Hailwood Avenue, Douglas, IM2 7EL

Spacious purpose built 2 bed first floor apartment situated in a sought after location within close proximity of the local shop & Cat With No Tail pub. Development restricted to persons 50 years of age or over.

£235,000

Property Overview

Property Type	Apartment
Receptions	1
Bedrooms	2
Bathrooms	1

Property Details

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



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Property Description

Accommodation

Ground Floor

Frosted double glazed glass panel door leads into:

Private Entrance Hallway

Provides stairway access up to the apartment. Stair lift. Fuse box.

First Floor

Apartment 6

Private Entrance Hallway (approx. 16'10 x 3'6)

Entry intercom phone. Loft access.

Lounge (approx. 15'10 x 10'10)

Distant hillside views. Open archway leading into:

Kitchen (approx. 10'10 x 8'11)

Fitted with a range of base, wall and drawer units. Work surfaces incorporate an Asterite one and a half bowl sink with a mixer tap over and drainer. Tiled splashbacks. Appliances include an oven, four ring Bosch halogen hob and Homark extractor hood above. Freestanding Samsung fridge/freezer with a water dispenser. Indesit slot-in washing machine. uPVC double glazed window overlooking the school playing fields. Vaillant wall mounted gas fired central heating boiler. Extractor fan.

Bedroom 1 (approx. 13'9 into Wardrobes x 10'10)

Bank of fitted wardrobes to one wall. Separate storage cupboard. uPVC double glazed window to the rear aspect, overlooking the school playing fields. Coved ceiling.

Bedroom 2 (approx. 11'4 x 10'10)

uPVC double glazed window providing distant hillside views.

Bathroom (approx. 10'0 x 5'5)

Fitted with a three piece suite comprising of a corner shower cubicle, pedestal wash hand basin and W.C. Frosted uPVC double glazed window. Heated towel rail. Wall mounted mirrored medicine cabinet. Linen cupboard with fitted slatted

shelving and heated pipes. Extractor fan.

Outside

Allocated parking space for one vehicle. Communal visitor parking.

Tenure

Leasehold. Approximately 95 years remaining of a 125 year lease.

Management Company

There is an active management company in place with the current charge set at £1,526.00 Per Annum.

Services

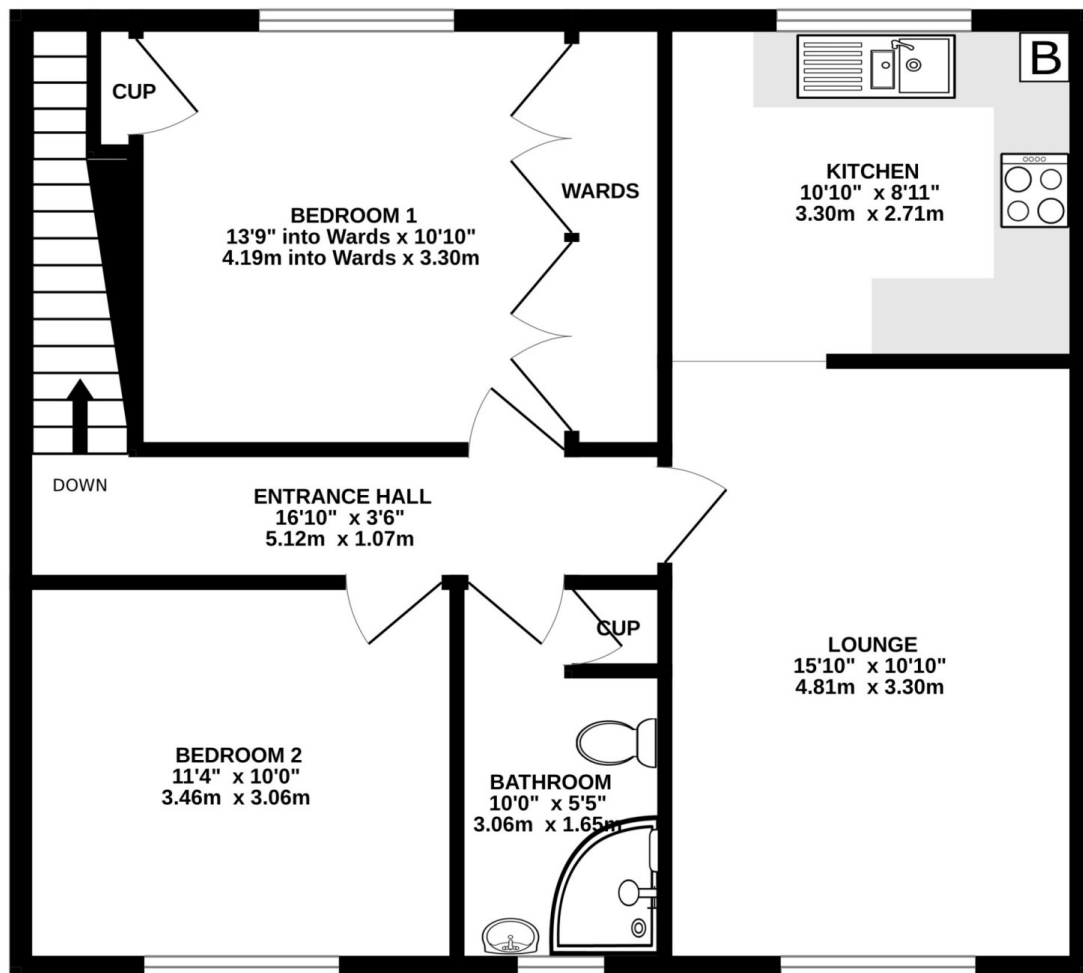
All main services are connected. Gas fired central heating. uPVC double glazed throughout.

Directions

Travelling out of Douglas along Ballanard Road, turn right at Johnny Watterson's roundabout onto Johnny Watterson's Lane. Proceed past Cronk-y-Berry and turn right into Governors Hill on Hailwood Avenue. Take the first turning on the right hand side into Fuchsia Court and continue to the right, where number 6 can be found at the left hand side of the row of apartments.



FIRST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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.
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