



Apt. 100 Spectrum Apartments, Central Promenade, Douglas, IM2 4LL

Purpose built second floor 2 bed apartment situated in a prime position for Douglas' town centre, promenade & beach. Secure underground parking space. Vacant possession.

£215,000

Property Overview

Property Type	Apartment
Receptions	1
Bedrooms	2
Bathrooms	1

Property Details

Property Type	Apartment	Heating	Electric 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

Communal Entrance Hallway

Level Four (Second Floor from Courtyard Level)

Private Entrance Hallway

Entry intercom phone. Cupboard housing the Megaflo hot water tank and washing machine. Separate storage cupboard with double doors, built-in shelving and a hanging rail. Ceiling downlighters.

Open Plan Lounge/Kitchen/Diner (approx. 16'9 x 13'0)

Lounge/Dining Area

uPVC double glazed windows and sliding doors provide access out onto the private balcony.

Kitchen

Fitted with a modern German range of wooden fronted base, wall and drawer units. Work surfaces incorporate a stainless steel single bowl sink with a mixer tap over and drainer. Integrated electric Siemens oven/grill with four ring halogen hob and stainless steel extractor hood above. Integrated fridge/freezer. Ceiling downlighters. Tile effect flooring.

Bedroom 1 (approx. 11'5 x 10'8)

uPVC double glazed window overlooking the courtyard. Access into the en-suite Jack and Jill bathroom.

Bedroom 2 (approx. 11'5 x 8'7)

uPVC double glazed window overlooking the courtyard.

Jack & Jill Bathroom (approx. 6'10 x 5'4)

Fitted with a three piece suite comprising of a panel bath tub with a shower attachment over and splash screen, wash hand basin and W.C. Chrome heated towel rail. Large discreet shelved storage cupboard. Extractor fan. Ceiling downlighters. Tiled flooring.

Outside

Located in the middle of the complex there is an impressive central courtyard with an attractive water feature, lawned areas and seating. Secure underground parking, number 183.

Private Balcony (approx. 10'11 x 3'7)

Views over the communal gardens and water feature.

Services

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

Tenure

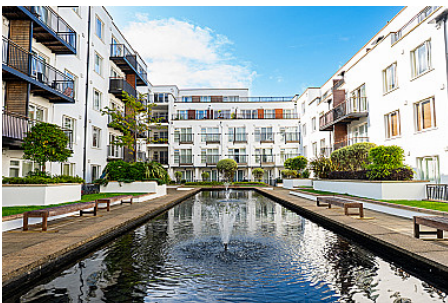
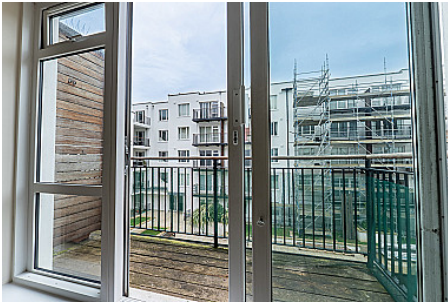
Leasehold. Remainder of a 999 year lease.

Management Company

There is an active management company in place with the current charge set at £2,345.00 Per Annum for the financial year 1st January 2026 to 31st December 2026.

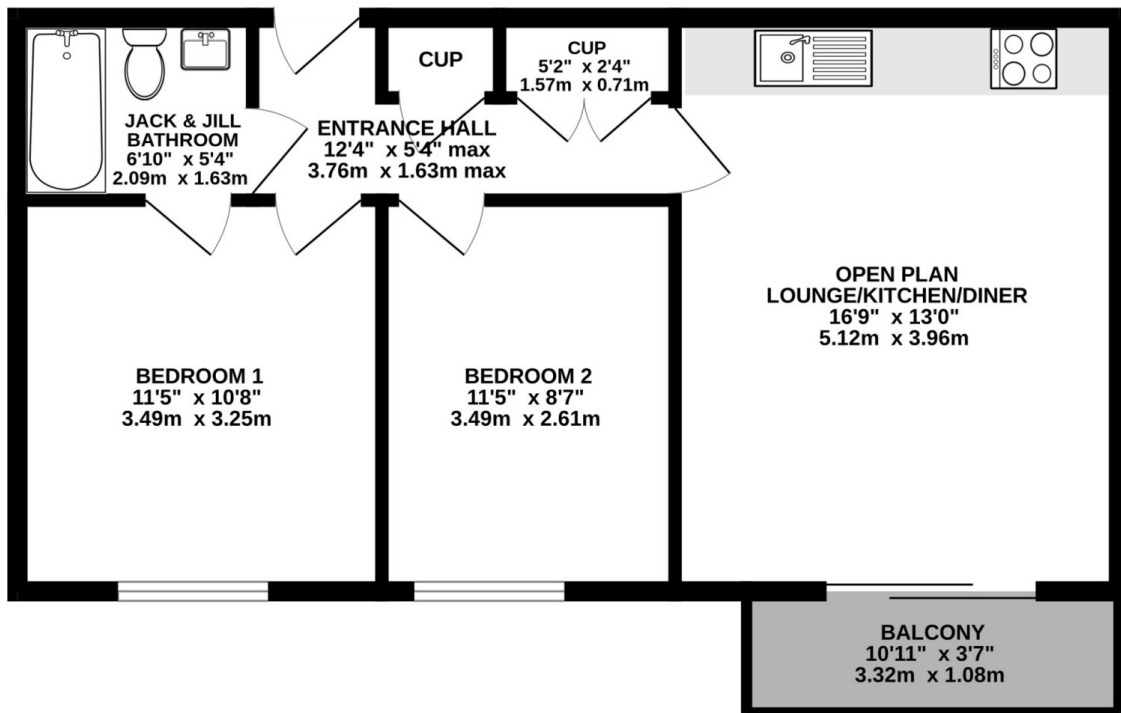
Directions

Travelling north along Douglas Promenade in the direction of Onchan, continue through the Broadway roundel and proceed for approximately quarter of a mile where Spectrum Apartments can found on the left hand side just after the Empress Hotel.





SECOND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.2 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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