



Apt. 1, 73 Derby Square, Douglas, IM1 3LR

A modern & well-presented ground floor 2 bed apartment, ideally situated in a highly sought-after location within easy walking distance of Douglas' town centre. Versatile self-contained office. On-street permit parking available.

£212,000

Property Overview

Property Type	Apartment
Receptions	3
Bedrooms	2
Bathrooms	1

Property Details

Property Type	Apartment	Heating	Gas Fired Central Heating
Receptions	3		uPVC Double Glazed
Bedrooms	2	Windows	
Bathrooms	1	Front Garden	Front Yard
		Rear Garden	Rear Yard
		Garage	On Road Permit Parking



Leah Drinkwater

Sales Negotiator

ldrinkwater@cowleygroves.com

01624 625888

Property Description

A modern and well-presented ground floor 2 bedroom apartment, ideally situated in a highly sought-after location within easy walking distance of Douglas' town centre and local amenities. The property benefits from its own private entrance together with a versatile self-contained office, ideal for home working. The accommodation comprises of a private entrance hallway, spacious lounge, fitted kitchen, 2 bedrooms and a shower room. Externally, the property enjoys privately owned yard areas to both the front and rear, with on-street permit parking available on Derby Square.

Planning Permission

There has been planning permission approved in the past for alternations and an extension to the rear elevation. The plans incorporate the first floor self-contained office via an internal staircase, whilst extending the size of bedroom 2 and the office room above to create a bedroom with an en-suite and landing/sitting area. Please see the "floor plans" tab on this listing for a visual representation. Additional details of which can be found on the IOM Government's planning website by clicking [here](#) or by searching for reference 12/01054/B via <https://pbc.gov.im/online-applications/>.

Accommodation

Ground Floor

Apartment 1

- Private Entrance Hallway (approx. 13'9 max x 6'0 max)
- Lounge (approx. 15'1 into Bay x 12'5)
- Kitchen (approx. 13'4 x 9'5)
- Bedroom 1 (approx. 11'7 x 10'1)
- Bedroom 2 (approx. 9'5 x 7'9)
- Shower Room (approx. 8'3 x 4'4)
- Basement Storage (approx. 14'8 max x 6'0)

First Floor

- Self-Contained Office (approx. 9'9 x 9'7)

Outside

To the front of the property there is a paved yard area privately owned by this property, with dwarf walled boundaries,

wrought iron railings and a gate providing access to the footpath leading to the front door. On-street permit parking.

To the rear of the property there is a yard area, also privately owned and included in the sale.

Inclusions

All light fittings, blinds, fridge, freezer and integrated dishwasher.

Services

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

Tenure

Leasehold. Remainder of a 999 year lease, approx. 965 years.

Management Company

There is an active management company in place with the current charge set at £80.00PCM.

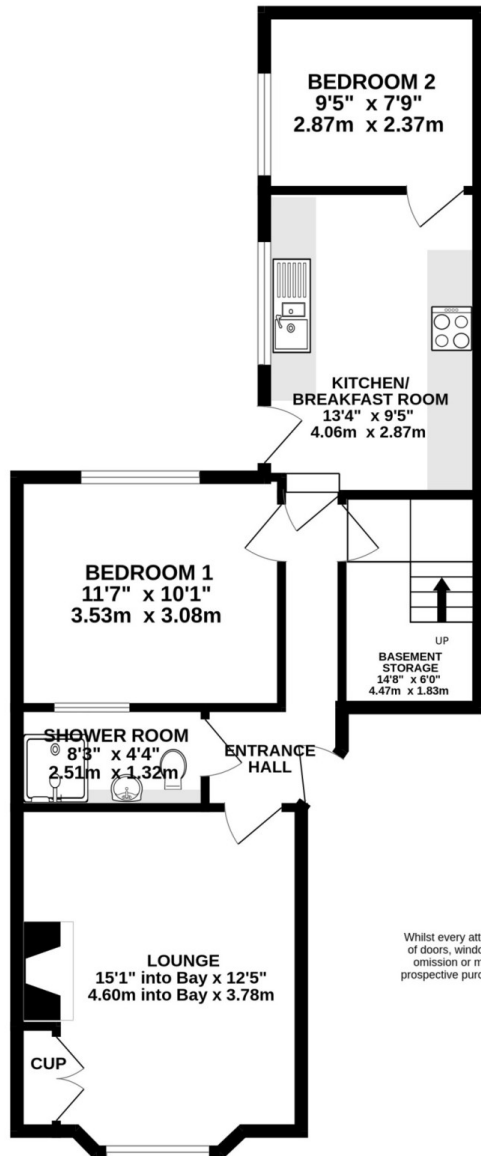
Directions

Travelling along Douglas Promenade in the direction of Onchan, continue to the Villa Marina and bear left at the roundel, up Broadway. Take the next left hand turning onto Derby Road, taking the third left hand turning. Turn left, into Derby Square, and follow the road for a short distance where number seventy three can be found on the left hand side, clearly identified by our For Sale board.

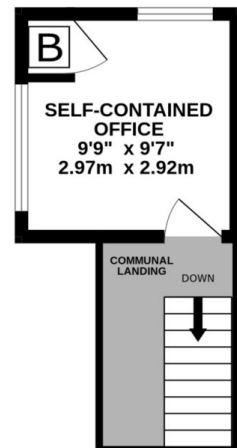




GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
92 sq.ft. (8.5 sq.m.) approx.

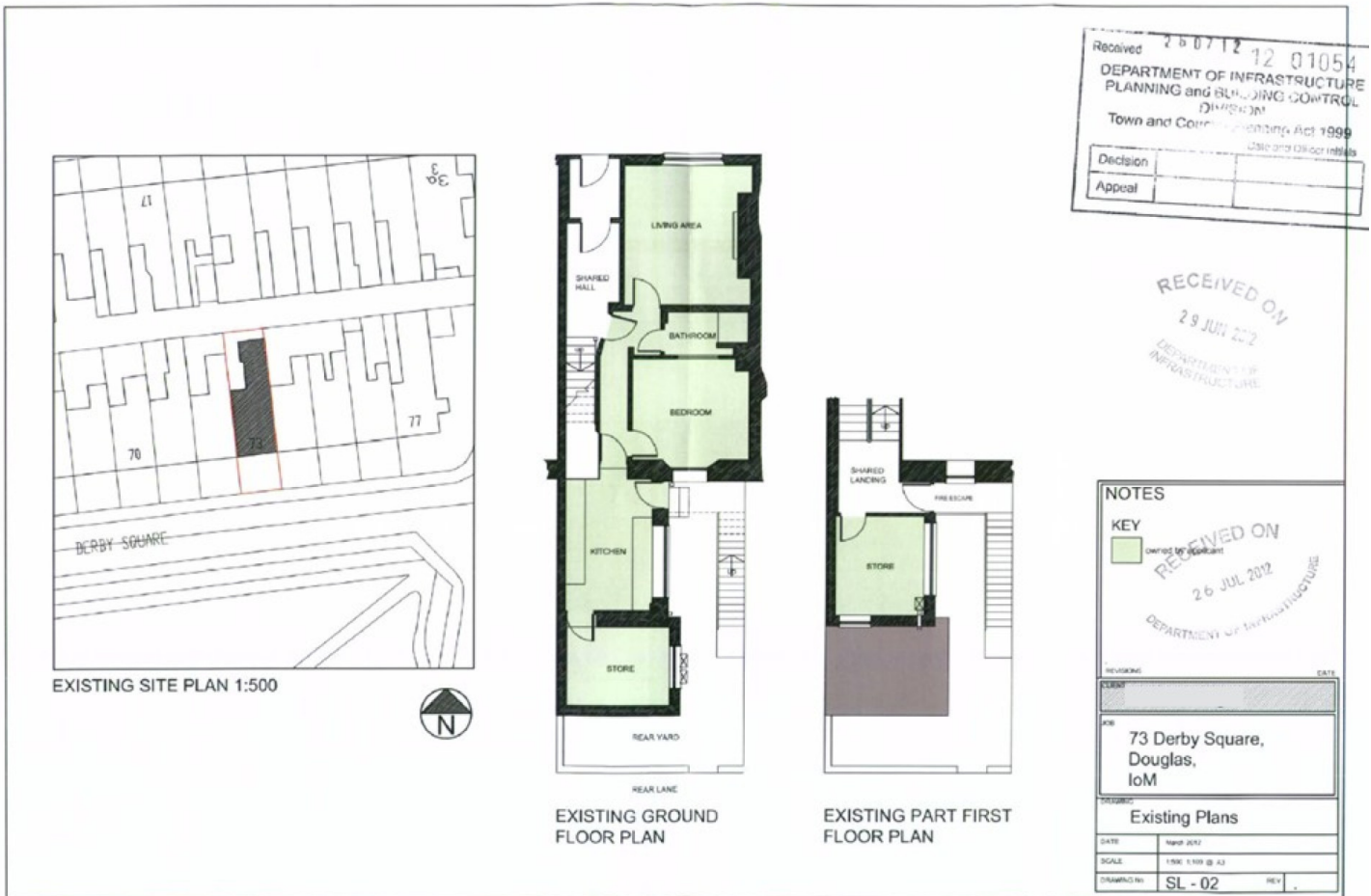


TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.

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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EXISTING PLANS



PROPOSED PLANS

