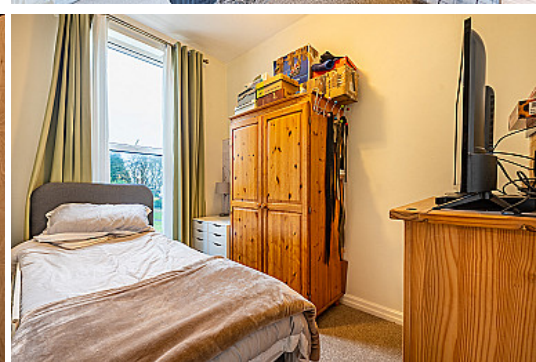
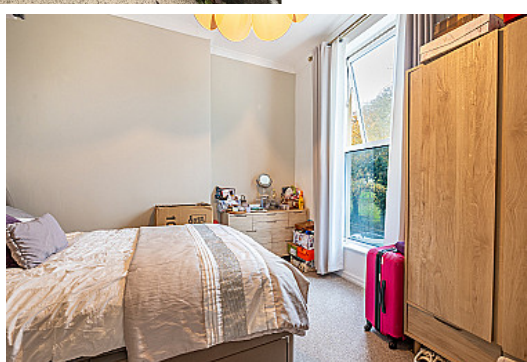




Apt. 2, 16 Derby Square, Douglas, IM1 3LS

First floor 2 bed apartment situated in the heart of Douglas within walking distance of local shops, amenities, promenade & beach. Vacant possession.

£199,950

Property Overview

Property Type	Apartment
Receptions	1
Bedrooms	2
Bathrooms	1

Property Details

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



Leah Drinkwater

Sales Negotiator

ldrinkwater@cowleygroves.com

01624 625888

Property Description

Accommodation

Ground Floor

Communal Entrance Hallway

Stairway access to the upper floors.

First Floor

Apartment 2

- Private Entrance Hallway (approx. 9'0 x 2'1)
- Lounge (approx. 14'0 x 11'11)
- Kitchen (approx. 6'9 x 6'0)
- Bedroom 1 (approx. 12'0 max x 10'0 max)
- Bedroom 2 (approx. 10'0 x 6'1)
- Bathroom (approx. 8'0 max x 5'7)

Outside

Permit on-road parking.

Services

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

Tenure

Leasehold. 959 Years remaining of a 999 year lease.

Management Company

There is an active management company in place with the current charge set at £270.00 Per Quarter.

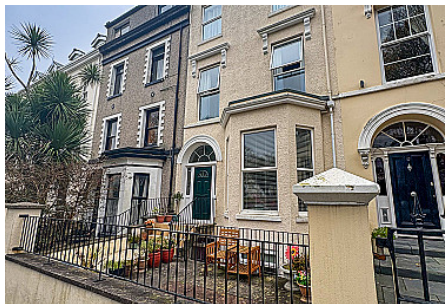
Rates

£714.00 (2025/26).

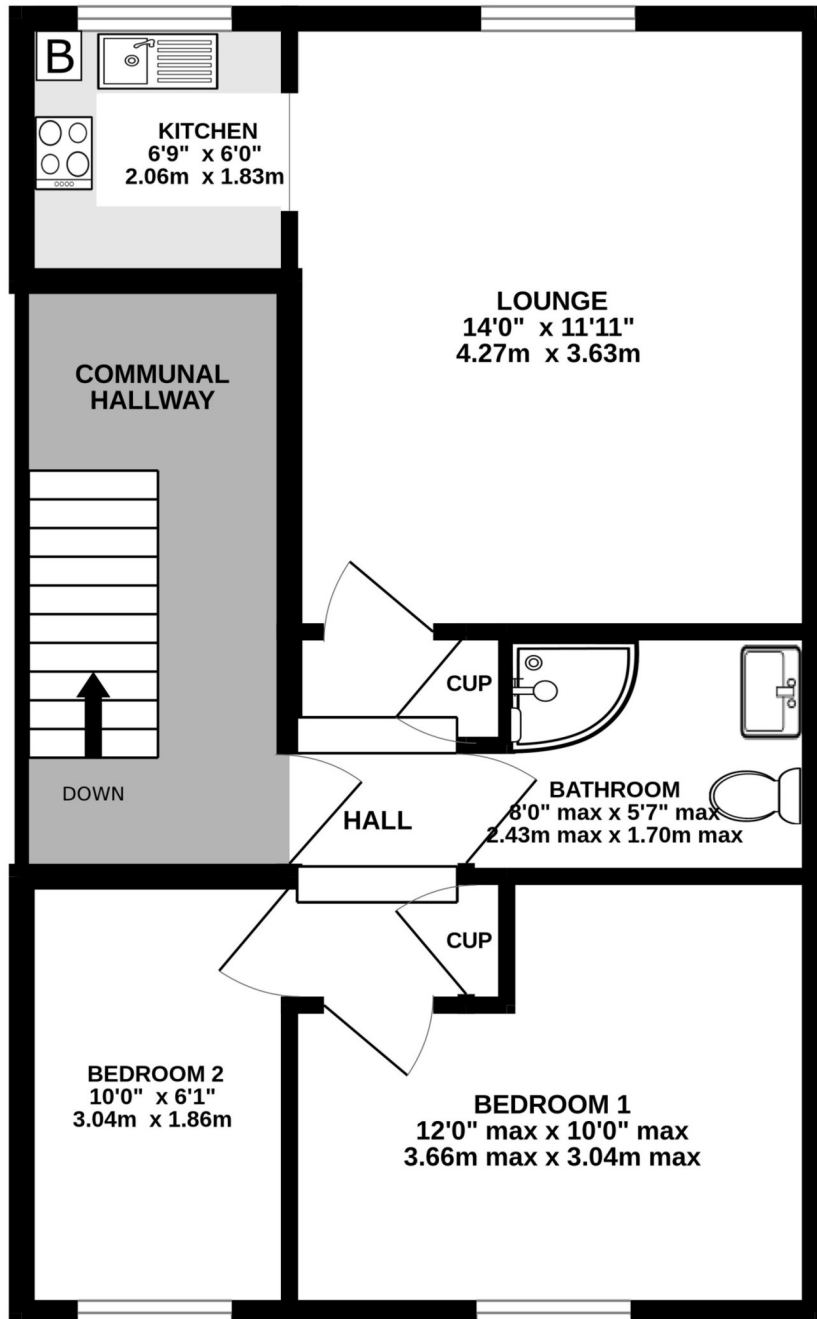
Directions

Travelling along Harris Promenade in the direction of Onchan, continue past the Villa Marina and turn left at the roundel.

Continue half way up Broadway and turn left onto Derby Road. Take the first left hand turning into Derby Square and proceed along for a short distance where number 16 can be found on the left hand side.



FIRST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 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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