



Apt. 4 Empress Apartments, Central Promenade, Douglas, IM2 4EE

Modern purpose built 1 bed first floor apartment situated in a sea front location with stunning sea views over Douglas Bay, promenade & beach. Ideal for first time buyers or buy-to-let investors. Private balcony. Secure underground parking space. Vacant possession.

£199,950

Property Overview

Property Type	Apartment
Receptions	1
Bedrooms	1
Bathrooms	1

Property Details

Property Type	Apartment	Heating	Electric Central Heating
Receptions	1		uPVC Double Glazed
Bedrooms	1	Windows	
Bathrooms	1		Allocated Parking Space
		Garage	
		Outside Space	Private Balcony



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Property Description

Accommodation

Ground Floor

Communal Entrance Hallway

Stairway and lift access to all floors.

First Floor

Apartment 4

- Private Entrance Hallway (approx. 4'9 x 4'1)
- Open Plan Lounge/Kitchen/Diner (approx. 18'2 x 11'2)
- Bedroom (approx. 10'7 x 10'3): Set of double doors opening out onto:
- L-Shaped Private Balcony (approx. 20'3 x 6'8): Super sea views over Douglas Bay
- Shower Room (approx. 7'11 x 6'6)

Store Room

Extends to approximately 3.5m2 and is located on the first floor.

Outside

Secure underground parking space for one vehicle, number 28.

Tenure

Leasehold. Remainder of a 999 year lease.

Management Fees

There is a management company in place with the current charge set at £1,144.00 Per Annum for the financial year 2024/25. Ground rent charge of £262.43 (for Apartment 4) and £17.49 (for the Store) for the financial year 12th November 2025 to 11th November 2026.

Services

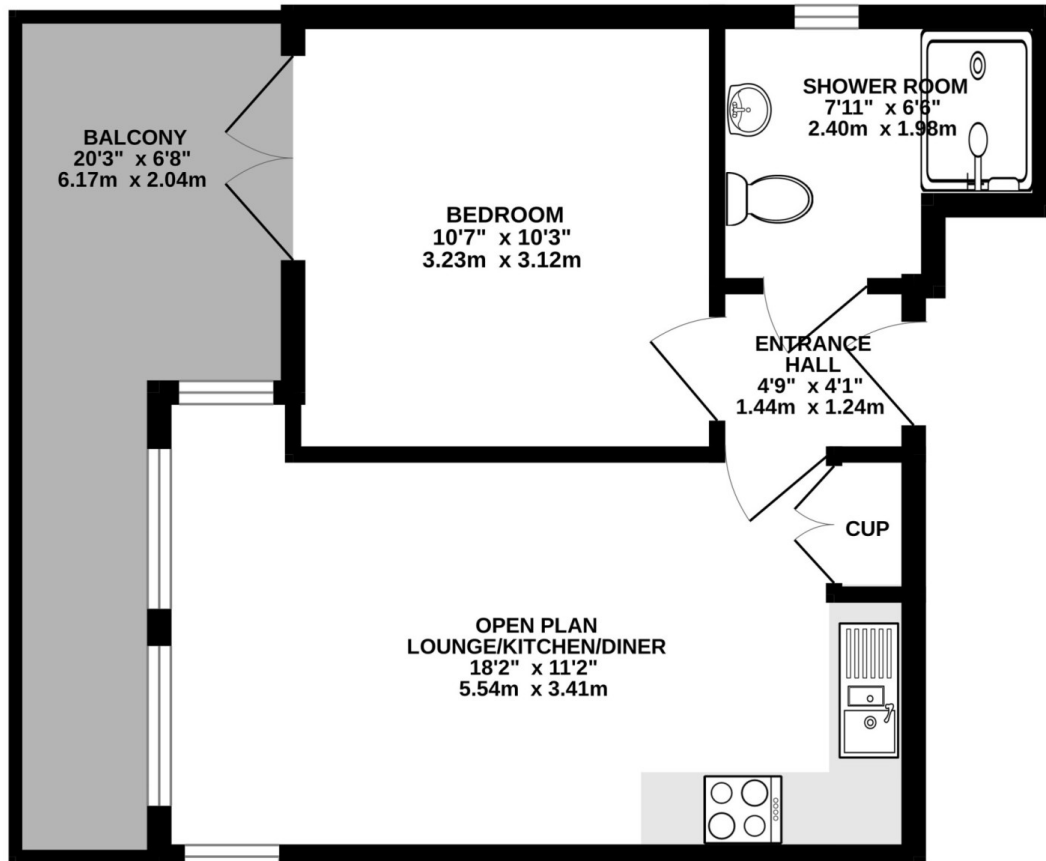
All main services are connected. Electric central heating. uPVC double glazed throughout.

Directions

Travelling along Douglas Promenade in the direction of Onchan, continue straight on at Broadway and proceed for a short distance past the turning for Empress Drive where Empress Apartments can be found on the left hand side.



FIRST FLOOR
354 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 354 sq.ft. (32.8 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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