



Apt. 5, 61 Bucks Road, Douglas, IM1 3EF

Second floor 2 bed apartment located in the heart of Douglas within walking distance of local amenities. Modernised kitchen & bathroom. Well-maintained communal sunken garden. No onward chain. uPVC double glazed.

£165,000

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	Front Garden	Communal



Simon Dixon

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Property Description

Accommodation

Ground Floor

Communal Entrance Hallway

Stairway access to the upper floors.

Second Floor

Apartment 5

Private Entrance Hallway

uPVC double glazed window. Modern fuse box.

Lounge (approx. 11'3 x 10'3)

uPVC double glazed window.

Kitchen (approx. 8'10 x 5'6)

Fitted with a range of white gloss base, wall and drawer units. Work surfaces incorporate a single Asterite sink with a mixer tap over and drainer. Tiled splashbacks. Integrated appliances include: a Beko electric oven grill, Beko 4 ring halogen hob with Elica extractor hood. Integrated fridge freezer. Slot-in Logik washing machine.

Bedroom 1 (approx. 11'11 x 9'11)

uPVC double glazed window.

Bedroom 2 (approx. 8'7 x 8'4)

uPVC double glazed window.

Bathroom (approx. 7'8 x 4'4)

Fitted with a three piece suite comprising of a corner shower cubicle with a rainfall shower head and separate flexi shower head, vanity wash hand basin unit and W.C. Chrome heated towel rail. Wall mounted Vaillant gas fired central heating boiler. Extractor fan. Shaving light and point.

Outside

Well-kept communal sunken gardens to the front of the property.

Services

All main services are connected. Gas fired 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 approximately £1,500.00 for the previous year.

Rates

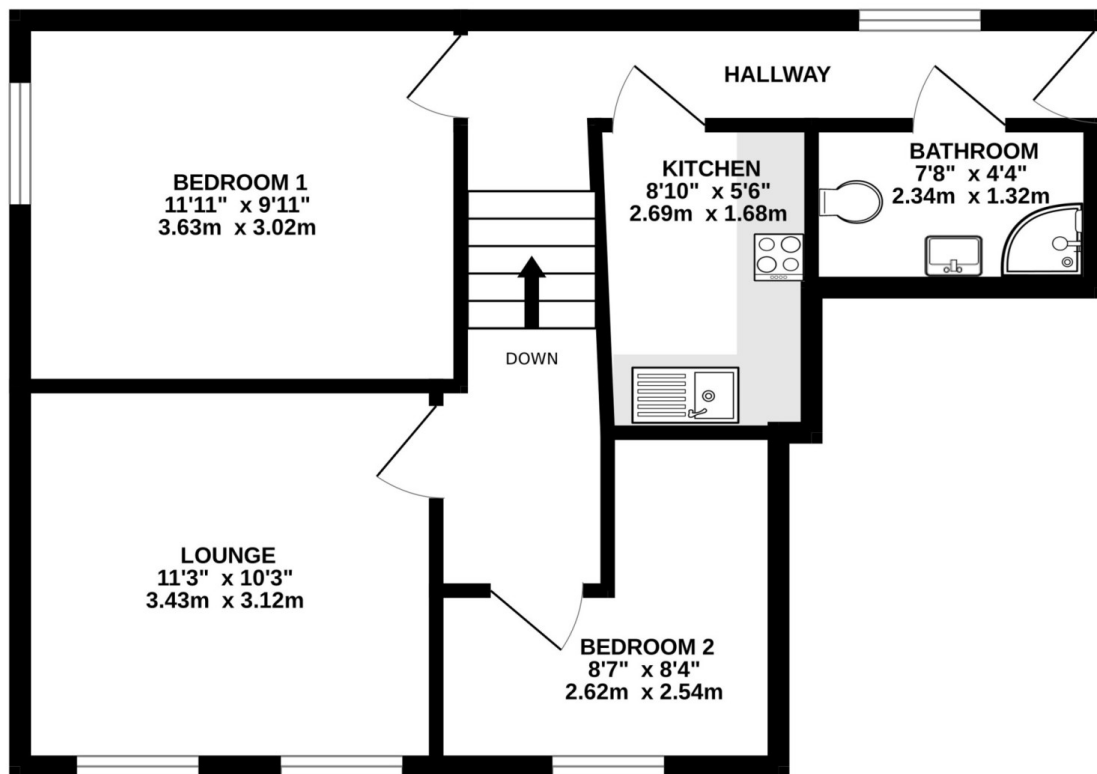
Approximately £722.00 for the financial year 2024/25.

Directions

Travelling along Woodbourne Road into the centre of Douglas, continue past Prospect Terrace and proceed straight at the Rosemount traffic lights onto Bucks Road. Continue along Bucks Road for a short distance, where number sixty one can be found on the right hand side, by the junction with Demesne Road, clearly identified by our For Sale board.



SECOND FLOOR
 479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 479 sq.ft. (44.5 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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