



Apt. 14 Spectrum Apartments, Central Promenade, Douglas, IM2 4LL

Purpose built ground floor studio apartment situated in a prime position for Douglas' town centre, promenade & beach. Private terrace. Secure underground parking space. Vacant possession.

£115,000

Property Overview

Property Type	Apartment
Receptions	1
Bathrooms	1

Property Details

Property Type	Apartment	Heating	Electric Central Heating
Receptions	1		uPVC Double Glazed
Bathrooms	1	Windows	
		Rear Garden	Communal
		Garage	Allocated Parking Space
		Outside Space	Private Terrace



Simon Dixon

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Property Description

Accommodation

Ground Floor

Communal Entrance Hallway

Apartment 14

- Private Entrance Hallway (approx. 10'8 x 3'4): Storage cupboard
- Studio Space (Lounge/Bedroom) (approx. 18'11 x 8'11)
- Private Terrace Area
- Kitchen (approx. 6'9 x 6'3)
- Bathroom (approx. 6'4 x 5'6)

Outside

Secure underground allocated parking space for one vehicle, number 137. Well maintained central communal courtyard area.

Tenure

Leasehold. Remainder of a 999 year lease.

Management Company

There is an active management company in place with the current charge set at £1,365.00 Per Annum for the financial year 1st January 2025 to 31st December 2025. No increase in price will be sought in 2026.

Rates

Isle of Man Treasury: £340.32

Douglas City Council: £361.20

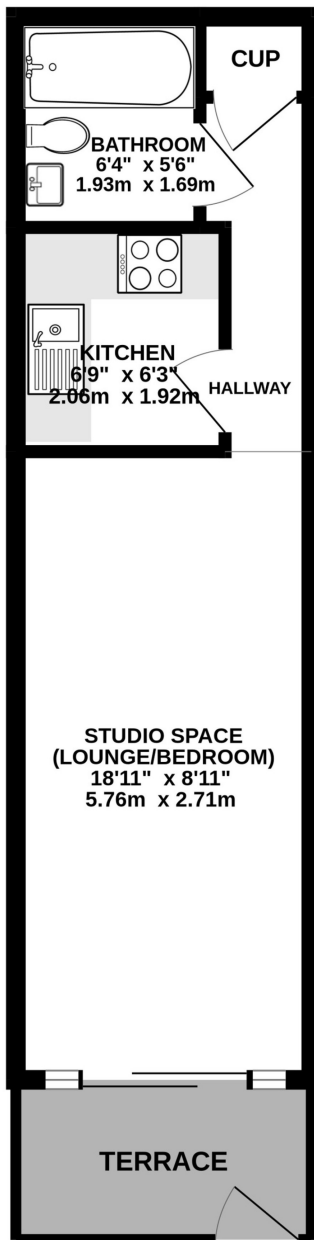
Total: £701.52 (2025/26)

Directions

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



GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 284 sq.ft. (26.4 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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