



## Flat 2, 71 Bucks Road, Douglas, Isle of Man. IM1 3EF

A spacious 2 bedroom duplex apartment located within the heart of Douglas town centre



£162,500 Leasehold

## PROPERTY DESCRIPTION

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**SITUATION** Travelling into Douglas town centre along Woodbourne Road proceed straight on at the Rosemount traffic lights, onto Bucks Road. Proceed past the turning to Kensington Road where this property can be found a short distance along on the right hand side.

**ACCOMMODATION** This spacious converted duplex apartment is situated in the heart of Douglas town centre. Consequently all the amenities of town are just a few minutes walk away. In addition Douglas promenade and beach are also within easy reach. The private entrance opens into a spacious L shaped open plan kitchen/lounge/diner with an abundance of natural light. On the floor above there are 2 good size double bedrooms and bathroom. The property is double glazed and served by modern gas fired central heating.

**INCLUSIONS** Fitted carpets curtains and light fittings.

**TENURE** Leasehold with an active management company. Management fees currently £80 PCM. The repainting of the building is imminent.

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## FEATURES

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- Spacious 2nd Floor Duplex Apartment
- Convenient Town Centre Location
- Close to Shops and Promenade
- Open Plan Kitchen/Lounge/Diner
- 2 Double Bedrooms plus Bathroom
- Gas Central Heating and Double Glazing
- Active Management Company
- No Onward Chain
- Viewing Recommended





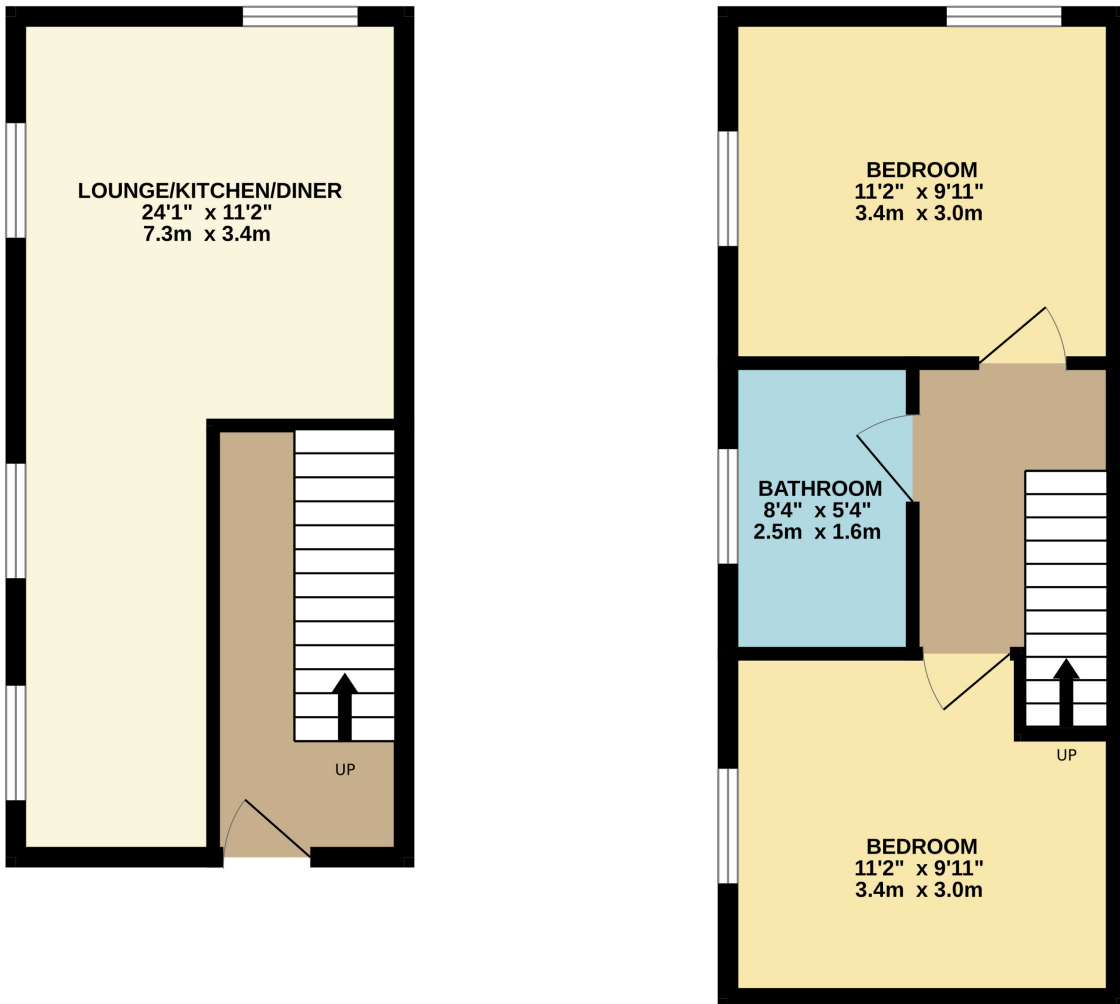
# Property Images

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## FLOORPLAN

582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.0 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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