



## Flat 3, 12 Derby Road, Douglas, Isle of Man. IM2 3ET

Well presented one bedroom apartment with a spacious lounge, well appointed kitchen and double bedroom. Fantastic property for investors and first-time buyers.



£139,950 Leasehold

## PROPERTY DESCRIPTION

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**ACCOMODATION** Flat 3, 12 Derby Road, Douglas, is a well-maintained converted apartment in a convenient central location. The property features a bright front-facing lounge, a well-appointed kitchen with space for a two-seater dining table, a comfortable double bedroom, and a family bathroom with a bath and overhead shower. The communal entrance has recently been redecorated and re-carpeted, reflecting the care given to the property. With its reasonable management fees, excellent condition, and central location, this apartment is an ideal opportunity for first-time buyers or investors.

**INCLUSIONS** Floor coverings, curtains and light fittings.

**TENURE** Leasehold with an active management company in place, the current service charge is set at £1250 per annum which includes ground rates and maintenance

## FEATURES

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- Second Floor Apartment
- Modernised Converted Townhouse Apartment
- Bright Front Facing Lounge/Dining Room
- Well Appointed Kitchen
- Double Bedroom
- Family Bathroom
- Communal Area is newly Decorated/Carpets
- Management fee £1,200 per annum
- Ground Rent £50 per annum
- Pets allowed



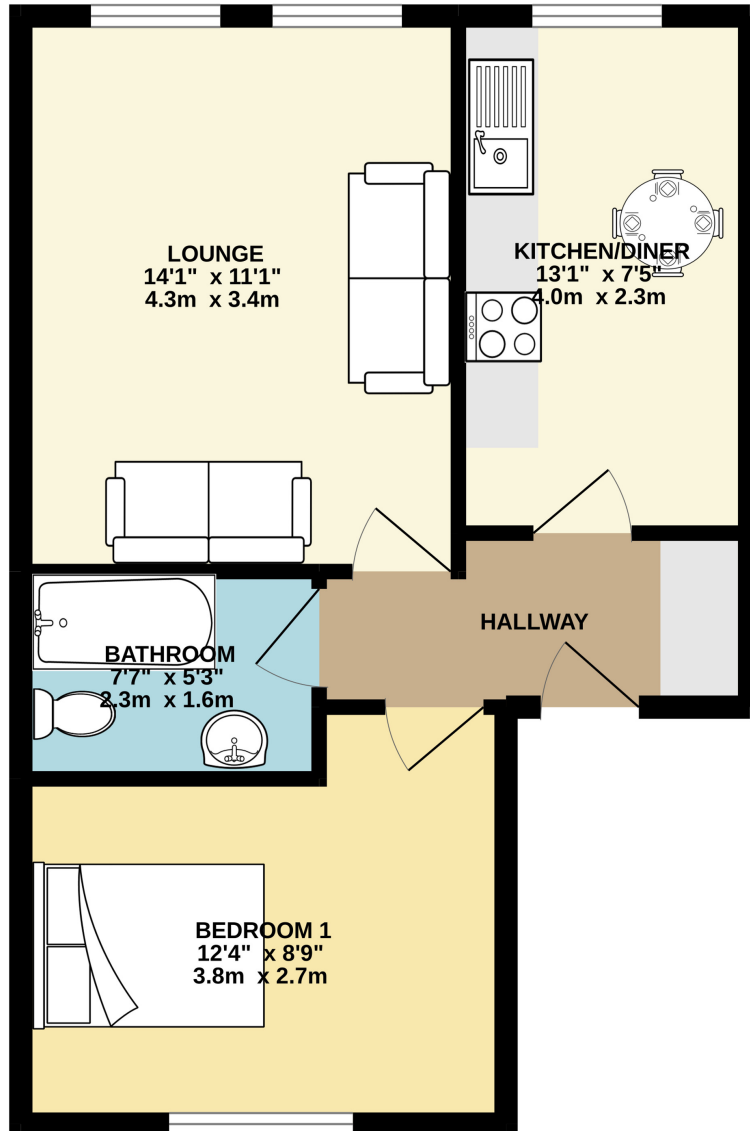
## Property Images

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# FLOORPLAN

GROUND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 455 sq.ft. (42.2 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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