



**Flat 1, 72 Derby Square
Douglas
£329,950**



**Spectacular Ground Floor Duplex Apartment Having Benefited from Recent Renovation and Modernisation to an Exacting Standard
Situated in a Very Affluent Area Just a Short Walk To Douglas Town Centre
Close To Shops And Local Amenities**

Accommodation Comprises:

**Large Lounge With Feature Bay Window
Lovely Modern Fully Fitted Kitchen Breakfast Area
3 Very Generous Bedrooms
2 Modern Bathrooms**

**Separate Office Space or Store Room Which is Situated on the First Floor
Newly Fitted Modern u-PVC Sash Double Glazing to the Front of the Property
Efficient Gas Fired Central Heating**

'Viewing's Highly Recommended'

Directions: Travelling out of Douglas along the Promenade, turn left at the Villa Marina and continue up Broadway. Take the Second left into Derby Road, Continue down the road and take the third right on to Derby Square, then take the first left and number 72 can be found a short way down on the left hand side,



BASEMENT
460 sq.ft. (42.7 sq.m.) approx.



GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



Rates - £958.30

Rateable Value - £100.00

1ST FLOOR
77 sq.ft. (7.1 sq.m.) approx.

Mains Suervices Connected



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022