



Flat 20, Marlborough Court Apts,
Douglas
Isle Of Man



Flat 20

Marlborough Court Apartments Castle Terrace Central Promenade, Isle Of Man

A refurbished third floor apartment in central Douglas with panoramic views. Two bedrooms (one ensuite shower room), open plan living / dining room, shower room, kitchen, gas heating and uPVC glazing.

Tenure: Leasehold

Term: Remaining of 999 year lease

Management Fee: £200PCM

- Third Floor Apartment with panoramic views
- Central location and within walking distance of Douglas beach and surrounding amenities
- Spacious open plan lounge / dining room with feature bay window
- A well proportioned fitted kitchen
- 2 bedrooms (1 ensuite shower room)
- Modern shower room
- uPVC double glazing and gas fired central heating
- Active management
- Major structural works and painting almost completed to the front exterior.

Communal Porch

Communal letterboxes. Inner door leading to:

Communal Hallway

Communal staircase and lifts (redundant) to upper floors. Storage cupboard located on the communal landing.

Apartment Entrance Hall

A short staircase leads down to the rear bedroom accommodation and bathroom. The area includes a useful walk-in storage cupboard housing the fuse board and fitted shelving, providing practical storage space. An additional door offers direct access to the communal hallway.

Lounge / Dining Room

A spacious lounge / dining room featuring a large bay window that provides panoramic views across Douglas Beach and Harbour. The room enjoys a charming feature fireplace with a stone hearth, brick surround, and wooden mantel, adding character and warmth to the space. The room is further enhanced by exposed timber flooring, deep skirting boards, and a dedicated dining area with an attractive exposed feature stone wall and uPVC window providing front aspect sea views. Additional benefits include a television point and ample power sockets throughout.

Kitchen

Fitted with a good range of beech fronted wall and base units, complemented by contrasting stone effect laminate worktops and tiled splashbacks. The worktop incorporates a 1½ bowl sink with drainer and mixer tap. Integrated appliances include a 4 ring gas hob with double oven and grill below, together with a concealed extractor fan above. There is space for a fridge/freezer and there is concealed washing machine. A cupboard houses the gas fired central heating boiler. The kitchen benefits from a large window providing excellent natural light, and is finished with practical tile effect flooring.

Bedroom 1

A well proportioned double bedroom featuring a uPVC window providing good natural light. The room includes an attractive exposed feature fireplace with additional





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A well proportioned double bedroom featuring a uPVC window providing good natural light. The room includes an attractive exposed feature fireplace with additional feature exposed stone wall, adding character and charm and finished with laminate wood flooring.

En-suite

A modern shower room fitted with an enclosed shower cubicle complete with glass screen and sliding door, finished with contemporary white Dolphin board wall panelling. The suite includes a wash hand basin and WC. Recessed downlights provide excellent lighting, and a heated towel rail adds comfort and practicality. The room is finished with laminate wood flooring and features a window with opaque glass for privacy.

Bedroom 2

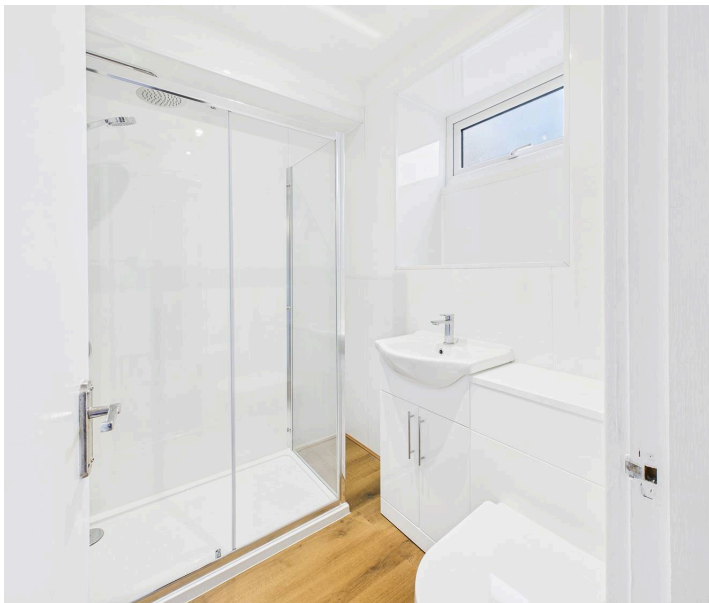
A double bedroom featuring a large window that provides excellent natural light.

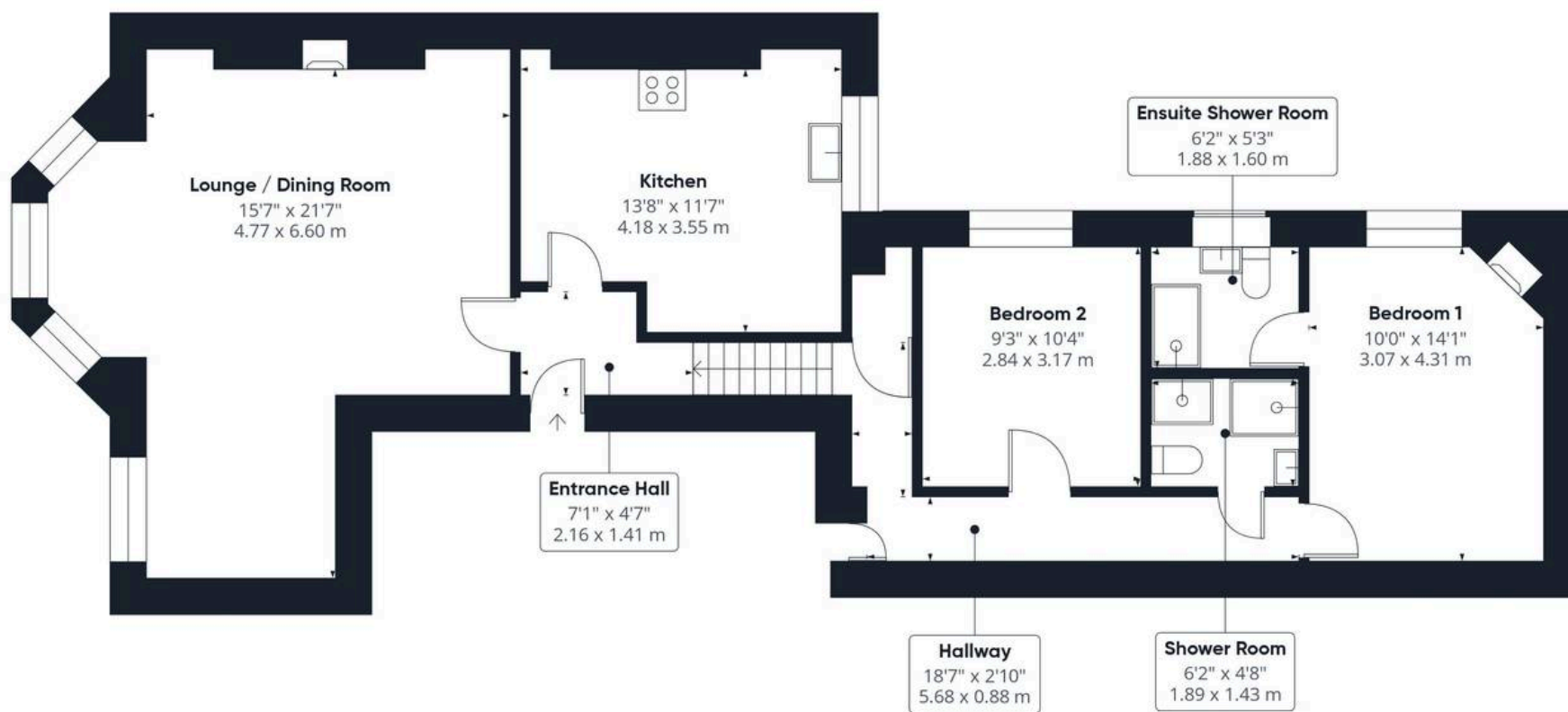
Bathroom

A modern shower room fitted with an enclosed walk-in shower featuring a glass screen, sliding door, and fully tiled surround. The suite includes a wash hand basin with vanity storage below and a wall-mounted mirror above. The room benefits from laminate wood flooring, recessed downlights and an extractor fan.

Communal Gardens

Attractive communal gardens are located to the front of the property, enclosed by a dwarf wall and wrought iron railings. A set of steps leads up to the main front entrance door.





Approximate total area⁽¹⁾
921 ft²
85.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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