



**5 Fenella Court, Douglas**  
Isle Of Man

**keeps**  
&co.

Guide Price **£209,500**



## 5 Fenella Court

Douglas, Isle Of Man

Tenure: Leasehold

- A purpose built apartment in a convenient town location
- Presented to a high standard throughout and offered in turn-key condition.
- A desirable property which is perfect for first-time buyers or investors
- The property is conveniently located close to a good range of amenities, schools, shops, and bus routes
- A spacious lounge and a well proportioned dining Kitchen
- 2 Double bedrooms with a family bathroom
- uPVC double glazing and Gas fired central heating
- Offered for sale with no onward chain.
- Active management company

### Entrance Hall

The welcoming entrance hall provides a bright first impression, enhanced by a half-glazed front door allowing natural light into the space. Practical features include coat hooks and stairs rising to the first floor.

### First Floor Hallway

The first-floor landing benefits from a rear-aspect window, allowing natural light to fill the space. A generous storage cupboard houses the wall-mounted gas-fired central heating boiler, with the electric fuse board conveniently positioned on the landing. The area also provides easy access to the loft, offering further practical storage solutions.

### Lounge

The spacious lounge is a standout feature, benefiting from triple-aspect windows with fitted blinds that allow an abundance of natural light to fill the room. Enjoying a pleasant front aspect, the space also includes television and satellite connections, creating a comfortable and inviting area ideal for relaxing and unwinding.

### Dining Kitchen

The light and airy kitchen enjoys a lovely west-facing aspect and is well appointed with a good range of cupboards and drawers, complemented by contrasting worktops incorporating a stainless-steel sink and drainer with tiled splashbacks. Appliances include a freestanding electric cooker with hob and extractor hood, along with plumbing for both a washing machine and dishwasher, and space for a tall fridge freezer. Additional features include spotlights, wood-effect vinyl flooring, twin windows and an extractor fan. This well-proportioned dining kitchen provides an ideal space for entertaining friends and family.





### **Bedroom 1**

A front-facing double bedroom featuring a large UPVC window with fitted blinds. The room offers space for additional bedroom furniture, making it both comfortable and practical.

### **Bedroom 2**

This rear-aspect double bedroom benefits from a UPVC window and provides ample space for freestanding wardrobes and drawer units. Generously proportioned, the room offers versatility and could equally be used as a home office or hobby room.

### **Bathroom**

The bathroom is fitted with a clean, white suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, and WC. The room is finished with partially tiled walls around the bath and wood-effect flooring, providing a practical and easy-to-maintain space.

### **Communal Garden**

The apartment benefits from a well-maintained communal lawn that wraps around the property, bordered by a dwarf wall and iron railings. A side gate provides access to a rear open communal grass area.

### **Management Company:**

JetStar Property Management

### **Lease:**

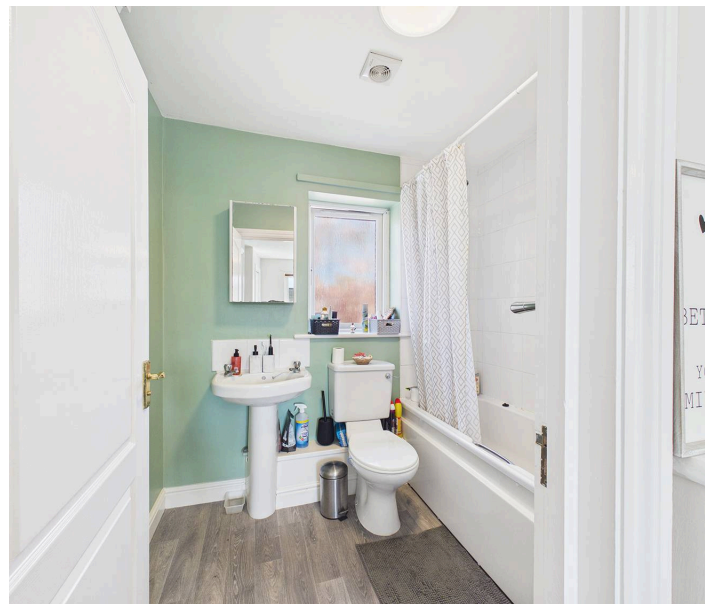
976 years

### **Management Fee:**

Management Fee: £130 per month

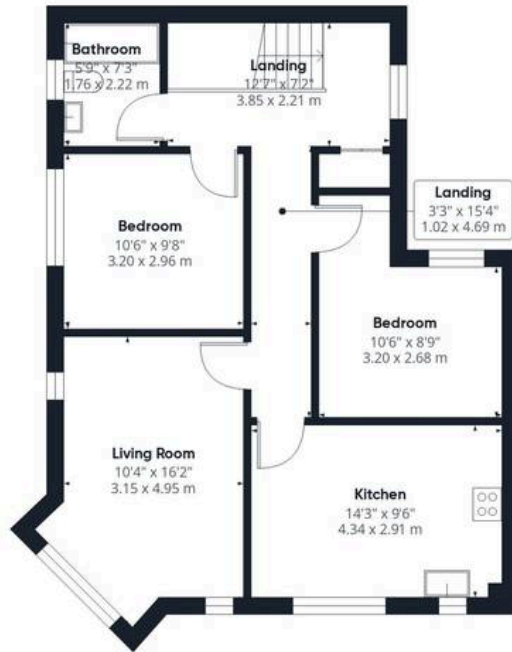
### **Ground Rent:**

£1 per annum





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

725 ft<sup>2</sup>

67.3 m<sup>2</sup>

(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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