



Apt 5, Villa Court,
Castlemona Avenue
Douglas

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Asking Price: £225,000



Apt 5, Villa Court

Castlemona Avenue, Douglas

Tenure: Leasehold

- Immaculate 2nd floor apartment in central Douglas
- Perfect for first-time buyers or investors
- Conveniently located just off Douglas promenade
- Modern and contemporary décor throughout
- Open-plan lounge / kitchen diner
- 2 Double bedrooms and bathroom
- Allocated parking space (No.5)
- Private balcony and rear communal courtyard garden
- uPVC double glazing and gas fired central heating.
- Purpose built apartment with active management company

Communal Entrance Hall

Communal entrance hall with secure entry system, residents' post boxes, a communal lift and stairs servicing all upper levels. Access to the rear communal courtyard garden is available from the first floor half landing, providing a pleasant shared outdoor space for residents.

Apartment 5

Entrance Hall

A welcoming entrance hall featuring built-in storage cupboards with mirrored doors, offering excellent storage with hanging rails and shelving. One cupboard houses a convenient power point and the apartment's electric consumer unit. The telephone entry system is located within the hallway for added convenience. Contemporary spotlights provide bright, modern lighting, while attractive wood effect laminate flooring flows seamlessly throughout the apartment, creating a stylish finish.

Lounge / Dining Kitchen

A bright and spacious open plan lounge, kitchen and dining area, stylishly presented in a modern contemporary design. Dual-aspect windows with fitted day/night blinds allow an abundance of natural light, while contemporary spotlights and the wood effect laminate flooring enhance the space beautifully. The lounge offers a television point, room for a dining table and chairs, and a useful area suitable for a study area or home office. A sliding patio door provides access to the front balcony. The modern kitchen is fitted with a good range of wall and base units, complemented by contrasting worktops and tiled splashbacks. Integrated appliances include a four-ring electric hob with oven below and a concealed extractor hood above, integrated fridge, freezer and dishwasher, with plumbing for a washing machine. This spacious kitchen provides the perfect setting for both family dining and entertaining guests.





Bedroom 1

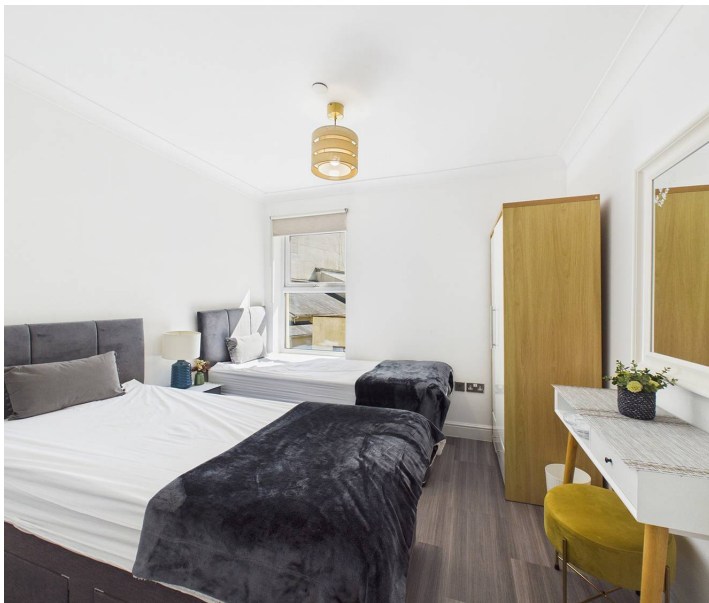
A well proportioned double bedroom featuring attractive wood-effect laminate flooring, a television point, and fitted blinds. The room offers ample space for a freestanding wardrobe and additional bedroom furniture, creating a comfortable and practical bedroom space.

Bedroom 2

A double bedroom with space for freestanding furniture. The room benefits from a uPVC window with fitted blinds and a television point.

Bathroom

A bathroom fitted with a white panelled bath featuring a mixer tap, shower attachment, and glazed shower screen. The bath area is finished with Mermaid boards for easy maintenance. Additional features include a WC, wash hand basin, heated towel rail and fully tiled walls and flooring, creating a practical space.



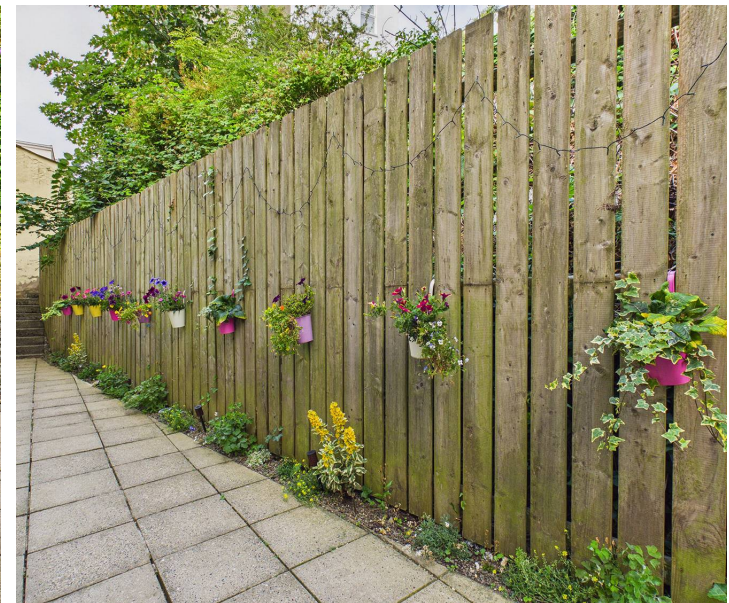
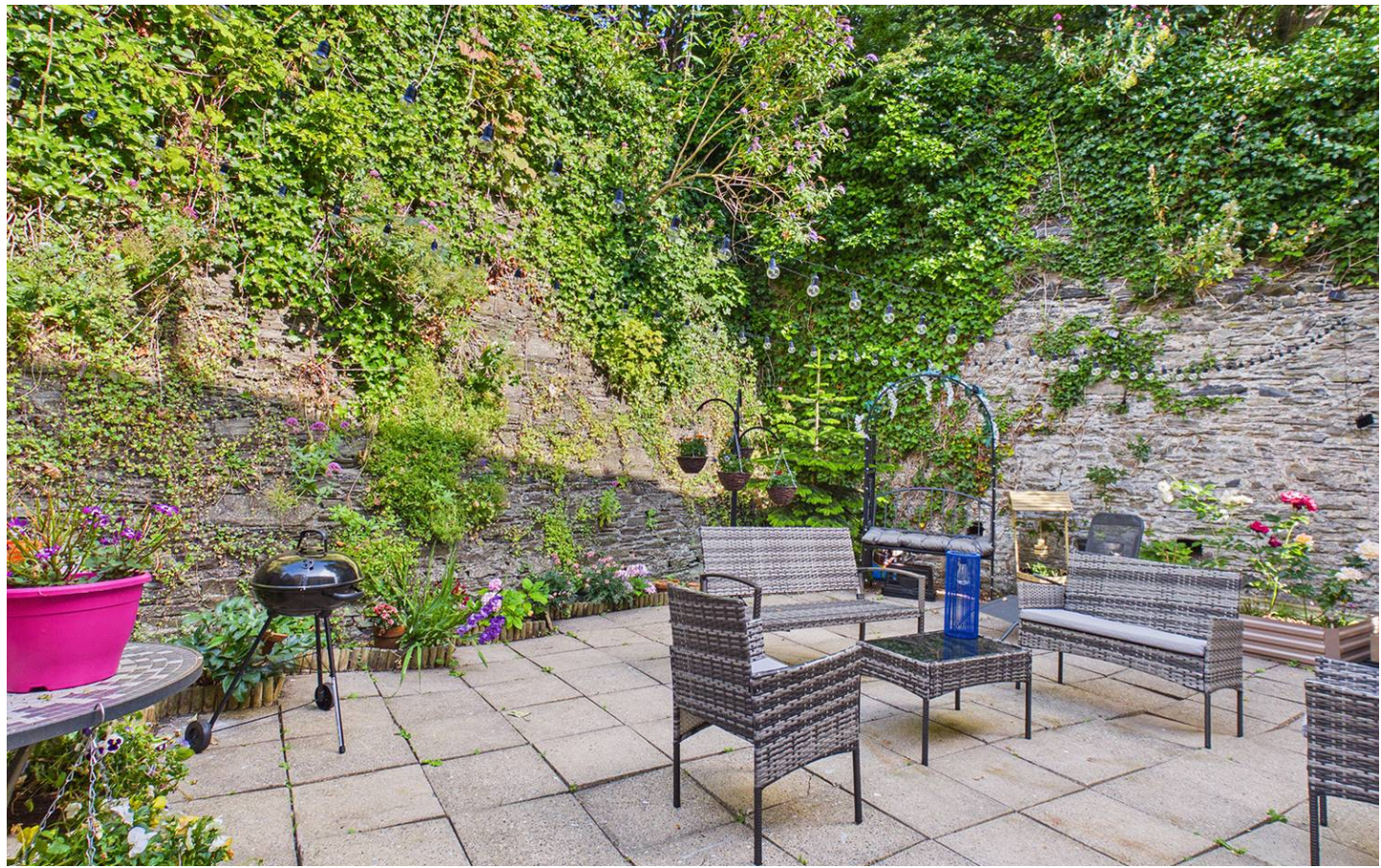
Outside

Communal Garden

To the rear of the property is a charming courtyard-style communal garden, providing a peaceful retreat away from the bustle of town life. Beautifully maintained by the residents, this attractive outdoor space is enhanced by a colourful array of flowers, shrubs and hanging baskets, creating a delightful setting for relaxation, socialising, or simply enjoying the outdoors. Whether unwinding with a morning coffee or entertaining visiting friends and family, this inviting garden is a wonderful feature for all residents to enjoy.

Allocated parking

To the front of the property is a communal parking area, where the apartment benefits from an allocated covered parking space (No. 5), providing a convenient space for one vehicle. In addition, there is space available for a storage unit, offering a practical solution for bicycles, sports equipment, or other household items.





Approximate total area⁽¹⁾

565 ft²

52.6 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.

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