



11 Imperial Court,
Castle Hill, Douglas
Isle Of Man

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Asking Price: £270,000



11 Imperial Court, Castle Hill

Douglas, Isle Of Man

Tenure: Leasehold

- A lovely second-floor apartment with stunning views over Douglas Bay.
- Immaculately presented throughout
- Perfect for first-time buyers, young professionals and investors
- Modern open-plan lounge/dining kitchen
- Two generous double bedrooms (one ensuite) and a family bathroom
- A large communal roof terrace, perfect for relaxing and entertaining guests
- Two allocated underground parking spaces (Nos. 24 and 25)
- uPVC double glazing and electric heating
- Active management company
- No onward chain

Communal Entrance

Communal entrance with secure intercom entry system and individual post boxes. Electric gates provide access to a secure underground parking area, where the apartment benefits from two designated parking spaces (Nos. 24 & 25) located on the lower ground floor level. Communal lifts and staircases provide convenient access to all floors.

Apartment 11

Entrance Hall

A welcoming entrance hall featuring laminate wood flooring, a telephone entry system, telephone point, electric wall heater and recessed ceiling downlights. A generous built-in storage cupboard provides practical storage and houses the hot water system.

Lounge / Dining Kitchen

An impressive open-plan living, dining and kitchen area enjoying stunning panoramic views across Douglas Bay. The spacious living area is ideal for both relaxing and entertaining, with a Juliet balcony and large picture window flooding the room with natural light and framing the spectacular outlook. Contemporary laminate wood flooring runs throughout, complemented by electric wall heaters, television and satellite connection points, and ample space for dining. The stylish kitchen is fitted with a range of white high-gloss wall and base units, complemented by marble-effect worktops and matching splashbacks for a sleek, contemporary finish. Integrated appliances include a four-ring electric hob with oven below and concealed extractor hood above, together with a full-height fridge/freezer and dishwasher.





Bedroom 1

A superb principal bedroom, enjoying delightful views across Douglas Bay. The room features contemporary laminate wood flooring, an electric wall heater, television and telephone points, and a large uPVC window fitted with blinds. The elevated position and attractive outlook combine to create a bright and tranquil retreat.

En-suite

A stylish en-suite shower room, appointed with a modern white suite comprising a corner shower enclosure with sliding glazed doors, WC and pedestal wash hand basin. A large wall mounted mirrored cabinet provides practical storage, while a heated chrome towel rail adds a touch of luxury. Tiled flooring and partly tiled walls create a sleek finish, complemented by recessed ceiling downlights and an extractor fan.

Bedroom 2

A well appointed double bedroom enjoying lovely views across Douglas Bay. The room is beautifully presented with contemporary laminate wood flooring and benefits from an electric wall heater, television and telephone points, and a large uPVC window with fitted blinds, creating a bright and comfortable space for guests or family members.



Bathroom

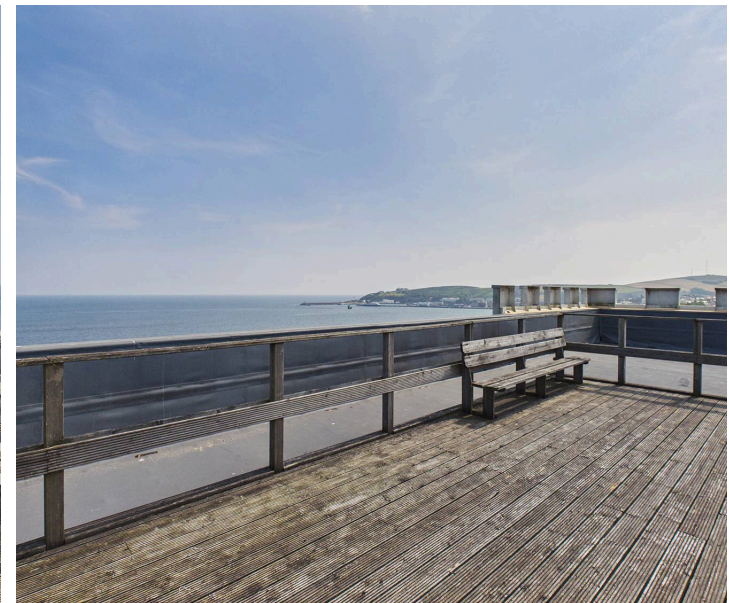
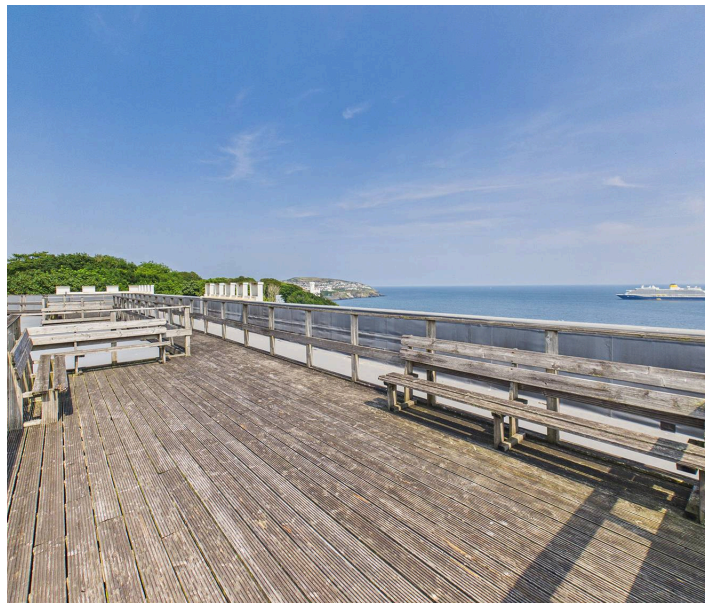
A family bathroom fitted with a contemporary white suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin and WC. A large wall-mounted mirrored cabinet with integrated shelving and shaver point provides excellent storage, while a heated chrome towel rail adds a touch of comfort. Finished with attractive tiled flooring and partly tiled walls, the room also benefits from recessed ceiling downlights and an extractor fan, creating a bright and stylish space.

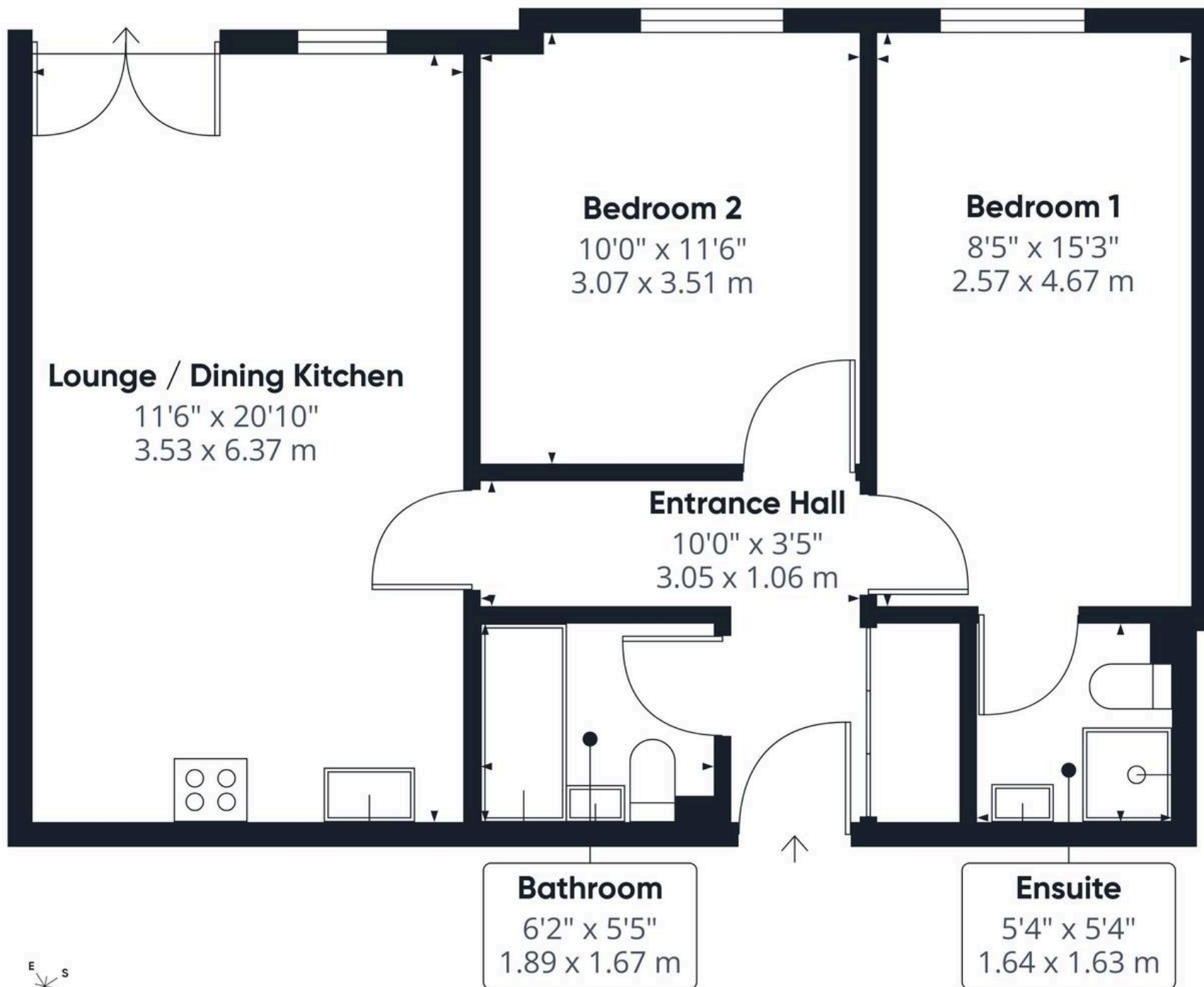
ROOF TERRACE

The development is surrounded by attractive communal gardens, thoughtfully landscaped to create a quiet and inviting outdoor space. The apartment comes with two reserved parking spaces in the underground car park, both conveniently located close to the lift and main entrance. An outstanding rooftop terrace is also available to residents, accessed via an impressive electronically operated entrance and internal staircase. Offering complete privacy and freedom from overlooking properties, this elevated space enjoys far-reaching, uninterrupted views across the entire Douglas coastline, creating a truly remarkable setting.

Allocated parking

2 parking spaces (No.24 & No.25) located on the lower ground floor level near to the communal door and lifts.





Approximate total area⁽¹⁾

622 ft²

57.9 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



Koops & Co. Limited

PO Box 11 Douglas, Isle of Man – IM99 1FW

01624 666625

hello@koopsandco.com

<http://koopsandco.com>

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