



39 Queens Apts,
Palace Terrace, Douglas
Isle of Man

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Asking Price: 205,000



39 Queens Apartments, Palace Terrace

Douglas, Isle Of Man

Tenure: Leasehold

- A beautifully presented 6th floor, purpose built apartment
- Conveniently located on Douglas Promenade and within walking distance of Douglas Town Centre and a range of surrounding amenities
- Enjoying a quiet rear aspect
- A stylish one bedroom apartment, immaculately presented throughout
- Open-plan lounge / dining / kitchen
- Well proportioned double bedroom
- Contemporary shower room
- Active management company
- Allocated underground parking for 2 vehicles (No.89 & No.90)
- Perfect for first-time buyers or those seeking a lockup and leave property

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Communal Entrance Porch

Communal entrance porch with residents' post boxes, secure entry door and intercom.

Communal Hallway

A light and modern communal entrance hallway with stairs and lifts serving the upper and lower floors.

6th Floor

Apartment Entrance Hall

A light and spacious entrance hallway creating a welcoming first impression. Useful utility cupboard housing the Megaflo hot water cylinder, electric fuse board, shelving and storage space. A further built-in cupboard provides hanging rails and shelving, ideal for coats, shoes and outdoor clothing. Fibre broadband connection and telephone entry system. Vinyl wood effect flooring offers a practical and easy to maintain finish, with ample space for freestanding furniture.

Open plan lounge/dining/kitchen

A bright and modern open plan living/dining/kitchen space. The lounge area provides a lovely, cosy seating area with television point and a large uPVC window overlooking the rear aspect, fitted with blinds. The dining area offers ample space for a table and chairs, creating an ideal setting for everyday dining. The kitchen is fitted with a good range of wall and base units incorporating a selection of cupboards and drawers, complemented by contrasting laminate worktops incorporating a 1 1/2 bowl stainless steel sink and drainer with tiled splashbacks. Integrated appliances include a four-ring electric hob with oven below and extractor hood above. There is also plumbing for a dishwasher and space for a washing machine, tumble dryer and freestanding fridge freezer. Recessed downlights illuminate the kitchen area, while vinyl wood-effect flooring continues throughout, providing a stylish and practical finish.





Bedroom

A well proportioned double bedroom enjoying a quiet rear aspect. The room offers ample space for a double bed, freestanding wardrobes and a vanity desk, creating a comfortable and practical retreat. Twin windows fitted with blinds provide plenty of natural light while maintaining privacy.

Bathroom

A recently upgraded shower room featuring a large walk-in shower with marble effect Mermaid boarding, glass screen, and contemporary black fittings. Wash hand basin with vanity storage cupboard below and illuminated mirror above. Heated towel rail, extractor fan, and vinyl wood-effect flooring complete this modern space.

Additional Information

Management Company: Queens Apartments 2003 Limited managed by Sterling Property Management Limited

Management Fee: £1,500 p.a

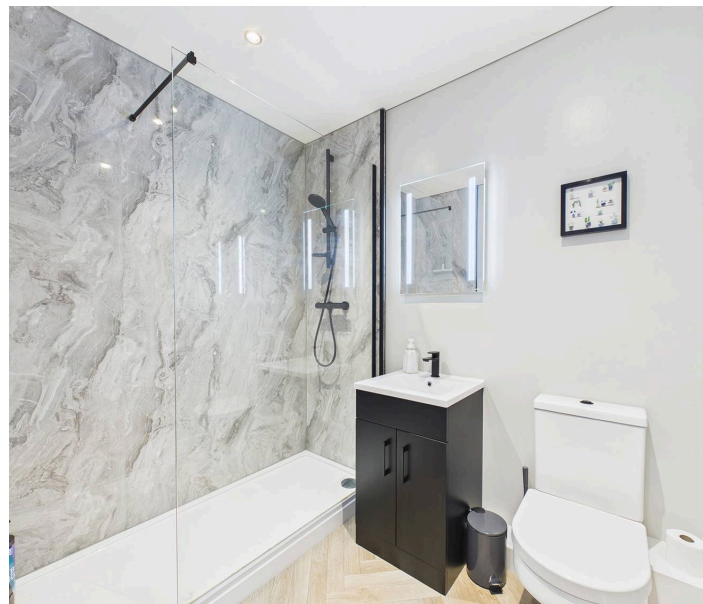
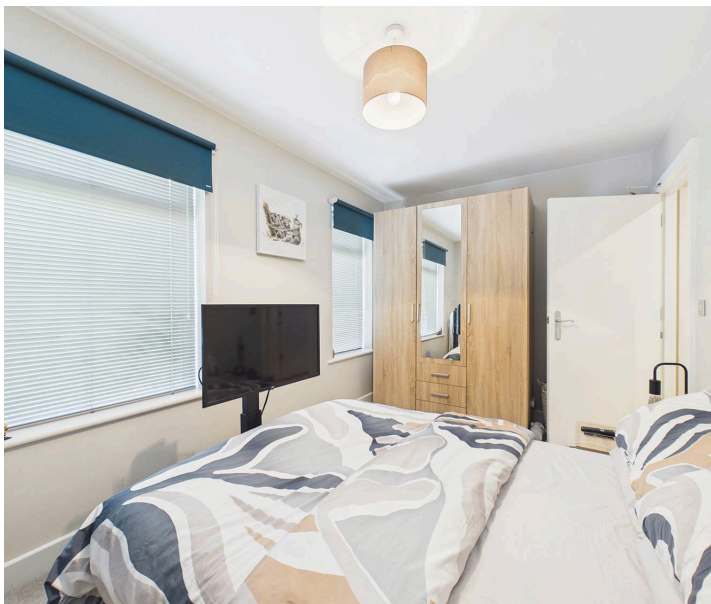
Ground Rent: 10 p.a

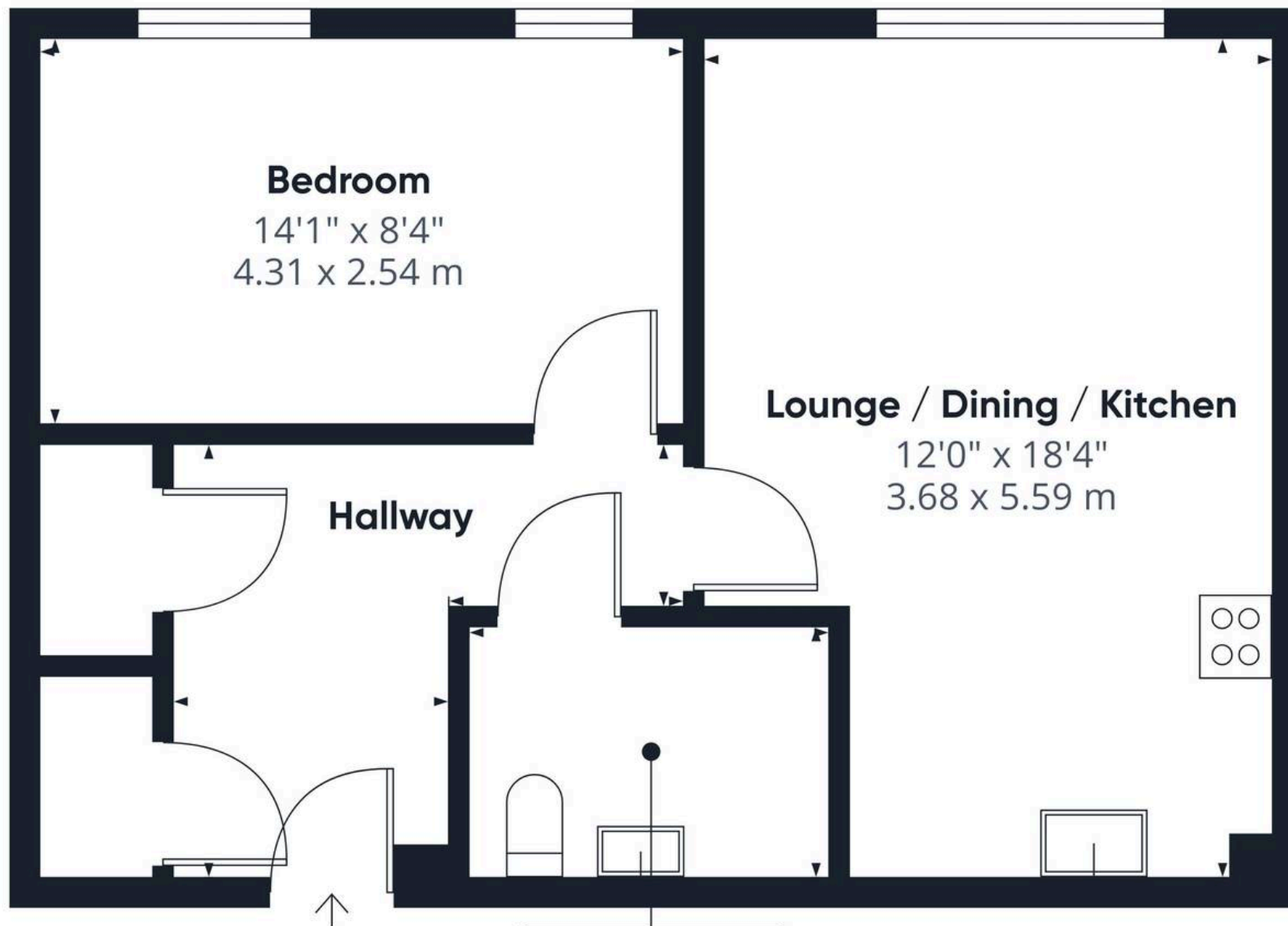
Inclusions: All fitted floor coverings and light fittings

Water Rates: Approx. £445 per annum.

Borough Rates: Approx. £490 per annum.

Windows: Double Glazing





Approximate total area⁽¹⁾

465 ft²

43.2 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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Koops & Co. Limited

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

01624 666625

hello@koopsandco.com

<http://koopsandco.com>

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