



## 46 PICCADILLY COURT, QUEENS PROMENADE DOUGLAS, IM2 4NS

**£249,950**  
**FREEHOLD**

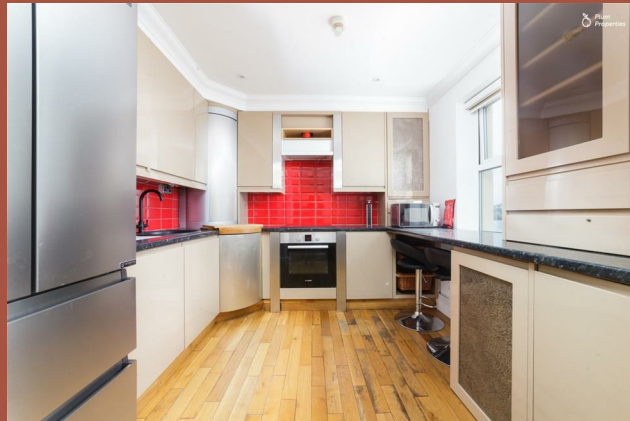
A property sure to appeal to investors, a sea fronted purpose built 2 double Bed apartment with sitting tenants located on the heart of Douglas Promenade, within close proximity of local bars, restaurants and the town centre.

Appointed on the fourth floor, with lift access, its elevated position offers superb views across Douglas Bay and beyond.

The development comes with off-road parking at the rear, with sitting tenants paying £1,250pcm in situ until November 2025.



- An attractive investment property with Sitting Tenants
- 2 Double Bed Purpose Built Apartment with Stunning Coastal Views
- Sought After Douglas Promenade Location
- 4th Floor Appointment with Lift Access
- Built in Wardrobes to each Bedroom
- Spacious Lounge with Bay Window offering Sea Views
- Contemporary Kitchen with Premium Appliances
- Modern Family Bathroom
- Fibre Broadband
- Communal Parking Spaces



### Overview

Piccadilly Court is a sought after modern apartment block located at the heart of Douglas Promenade with local bars, restaurants and the town centre all accessible within an easy and flat walk, not to mention having the Promenade and beach on its doorstep. No 46 is offered for sale to investors with sitting tenants paying £1,250pcm.

The building is entered through secure doors, and a short walk leads to the elevator with further access to the apartment by stairs as required. Immediately outside of the elevator on the fourth floor is access to the apartment.

Stepping into the apartment itself, at the end of the Hallway is an open plan Lounge Diner with large Bay window offering the most delightful elevated coastal views across Douglas Bay. An opening leads to a generous Kitchen that is fitted with contemporary high gloss cappuccino wall and base units with a contrast counter top and similar sea views. Appliances include an integrated dish washer and washing machine/dryer, electric oven and hob as well as a premium American style fridge freezer. Discreetly enclosed in a further cupboard is a gas fired combination boiler.

The apartment offers two Double Bedrooms, each of which benefit from convenient fitted wardrobes, and further storage is provided in the Hallway. Completing the space is a modern Family Bathroom with bath with shower over, wash basin and WC.

Externally, there is ample communal parking located at the rear of the building, with the Promenade and beach directly in front.

### Additional Information

- Ideal Investment Opportunity
- For Sale with Sitting Tenants
- Fibre Broadband Included
- 4th Floor Appointment
- Communal Off Road Parking

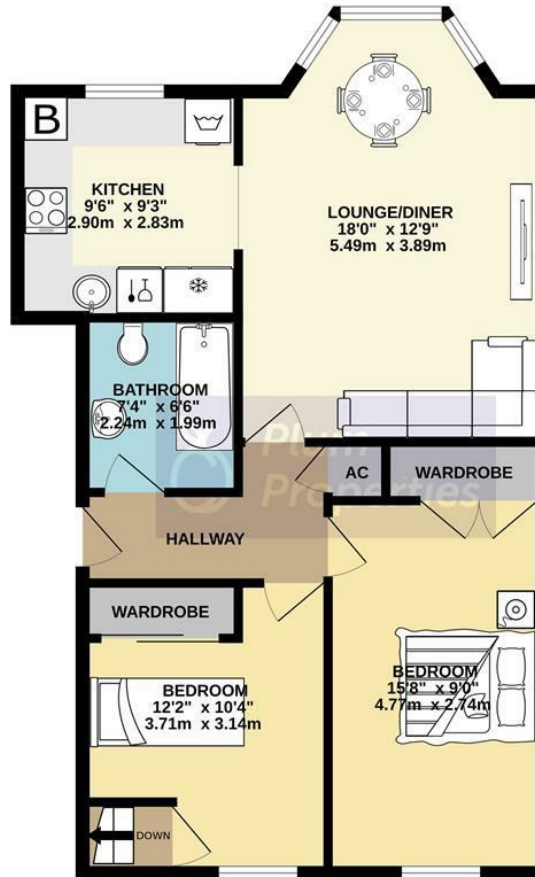
### Directions

From the Sea Terminal travel northerly on Douglas Promenade retaining the sea on your right hand side. Continue past both roundels, the Palace Hotel & Casino and Piccadilly Court can be found on the left hand side immediately after the Queens Pub.





GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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