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## 12 IMPERIAL COURT CASTLE HILL

IM2 4AA

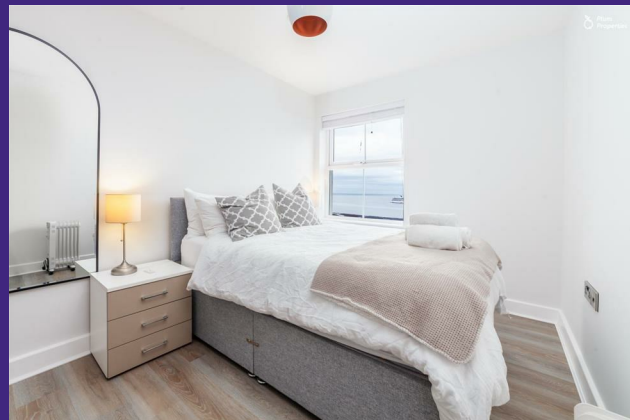
£270,000  
LEASEHOLD

Truly stunning second floor contemporary 2 Bed apartment with breathtaking views across Douglas bay and coastline. Offered for sale fully furnished and chain free with two allocated underground parking spaces. The property has access to a communal grounds and roof garden with panoramic sea views and electronically operated access hatch.

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- Truly Stunning Second Floor Modern Apartment with Breathtaking Coastal Views
- Contemporary Presentation Throughout
- For Sale on a Fully Furnished Basis
- Two Double Bedrooms
- Beautifully Presented En Suite Shower Room and Family Shower Room
- Striking Open Plan Accommodation with Juliet Balcony
- Premium Breakfast Kitchen with Integrated Appliances
- Two Allocated Underground Parking Spaces
- Delightful Roof Terrace with Electronically Operated Access System
- No Onward Chain



## Summary

A truly stunning second floor contemporary two Bed apartment with breathtaking views across Douglas Bay and coastline.

Imperial Court is an imposing purpose built modern apartment block that sits elevated above Douglas Promenade. Constructed in 2010 the development comprises of 54 luxury apartments across two buildings, with landscaped communal grounds and unique roof top terrace offering uninterrupted aspects across the Douglas and Onchan coastlines. Douglas town centre is within easy reach on foot, whilst a short walk will lead to the Promenade with various shops, bars and cafes can be found. A new Tesco superstore is also accessible within 5 minutes on foot.

Apartment 12 has been painstakingly refurbished to the highest of standards and offers a contemporary apartment that is impeccably presented and furnished throughout with stunning coastal views to match. The apartment is offered for sale as seen, fully furnished and conveniently ready to move into, whilst also chain-free.

The building is entered through secure gates either by foot using a code access, or by vehicle through electronically operated gates and into a secure underground car park. Upon entering the building lift

access is available to reach the second floor. Stepping into the apartment, you are immediately presented with a wide and welcoming Hallway houses a large utility cupboard with pressurised water cylinder and generous cloak storage for coats and shoes. At the end of the Hallway a doorway leads to stunning open plan living space, with inward opening glazed double doors offering sensational coastal views.

A newly fitted and striking Kitchen comprises generous amounts of storage through contemporary wall and base units that are complemented by a marble effect counter top. Each of the appliances are neatly concealed and include a full height fridge freezer, dishwasher and washing machine. Further storage is provided by a matching breakfast bar with a large overhang and seating for three. The remainder of his luxurious living space is sufficiently generous to house a corner sofa and two chairs, with glazed inward opening doors and Juliet balcony.

Both of the Double Bedrooms have coastal aspects to wake up to, and due to the orientation this extends to beautiful sun rises on clear days. Both are luxuriously finished with double beds and storage options, whilst the Principal Bedroom incorporates a contemporary En Suite Shower Room with corner shower cubicle, modern wash basin with storage below and WC. In addition, the walls are fully boarded



with attractive marble effect shower board for ease of maintenance. Completing the accommodation within the apartment is a Family Shower Room that is presented in keeping with the En Suite, also with attractive marble effect shower board. This space comprises a luxurious walk-in shower, micro wash basin and WC.

Externally landscaped communal gardens offer a tranquil and peaceful space to enjoy the outdoors. An underground car park provides two allocated spaces that are included with the apartment and are conveniently located within close proximity of the entrance door and lift. The building also offers a unique roof-top terrace that is accessed through an electronically operated and impressive entry system from an internal staircase. The space is private and not visible from other buildings, and offers the most amazing uninterpreted and panoramic views that includes the entire Douglas coastline.

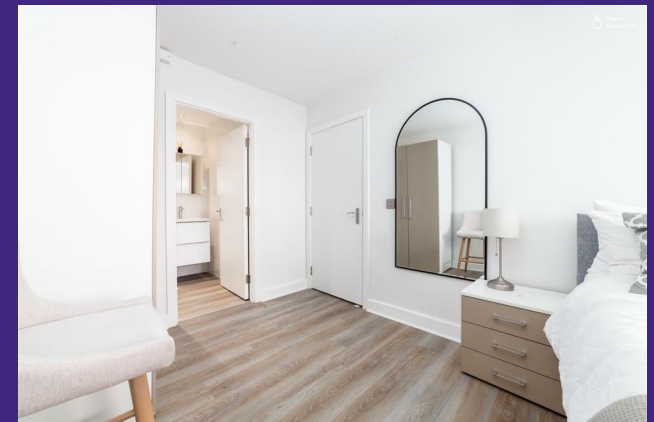
#### **Additional Information**

- uPVC Double Glazed
- Electric Heating
- Pressurised Water Cylinder
- Annual Service Charge - £1,500
- Ground Rent - £430 per annum
- Sold on a Fully Furnished Basis and Fully Equipped Basis
- Two Allocated Secure Underground Parking Spaces
- Chain Free

#### **Directions**

From the sea terminal travel along the promenade in a northerly direction. At the second roundel turn left up Broadway and right at the lights onto Victoria Road. Continue up Victoria Road until immediately passing Victoria Crescent, whereby Imperial Court can be found on the right hand side.

For viewings, please wait at the entrance to the car park whereby a representative of Plum Properties will meet you and accompany you to Apartment 12.

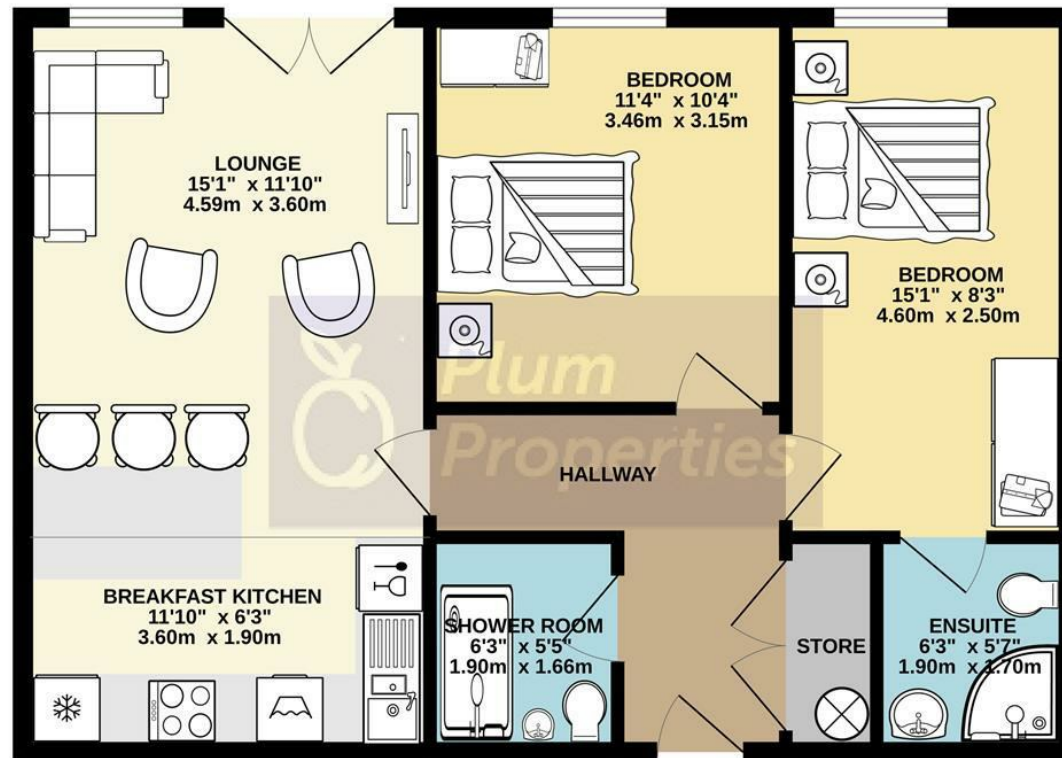








GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.1 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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