

CHRYSTALS
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221 Cherry Orchard, Bridson Street, Port Erin, IM9 6AN

Asking price £160,000

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2nd floor apartment, situated in the heart of Port Erin, convenient for all local amenities and just a short walk away from the picturesque beach, harbour and steam railway. The accommodation comprises a spacious open plan kitchen/dining/lounge leading out onto a good-sized balcony, 2 double bedrooms and bathroom. There is lift access to all floors. Outside, there is a generous communal parking area.







LOCATION

Travelling into Port Erin from the Four Roads roundabout, proceed ahead along Station Road. Turn 3rd right into Bridson Street (opposite the garage) and the Cherry Orchard Apartments can be found on the right hand side.

COMMUNAL ENTRANCE HALL

Stairs and lift to all floors. Rear access door to general parking area.

HALLWAY

14' 11'' x 5' 10'' (4.54m x 1.78m)

OPEN PLAN KITCHEN/DINING/LOUNGE

17' 1'' x 15' 9'' (5.2m x 4.8m)

Spacious, light and airy room with good range of white wall and base units with contrasting worktops incorporating electric oven, ceramic hob, round stainless steel sink unit, washer/dryer, fridge/freezer, extractor fan, tiled splashbacks. Door to:

BALCONY

9' 8'' x 3' 0'' (2.94m x 0.91m)

Lovely views across the village and towards the distant hills. Tiled floor.

BEDROOM 1

13' 9'' x 10' 4'' (4.19m x 3.15m)

Good sized double room with built-in wardrobes.

BEDROOM 2

10' 5'' x 8' 4'' (3.17m x 2.54m)

Fitted furniture.

BATHROOM

4' 11'' x 9' 7'' (1.50m x 2.92m)

Bath with shower over, w.c., wash hand basin, extractor fan, window.

OUTSIDE

General parking area to rear.

SERVICES

Mains water, drainage and electricity. New PVC double glazing. New electric central heating. Manx Telecom Fibre ready. ** Furniture available if required.

POSSESSION

Leasehold. Management Company in place. New 999 year lease. Management Fees approximately £200 per month (including ground rent). NO PETS ALLOWED. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

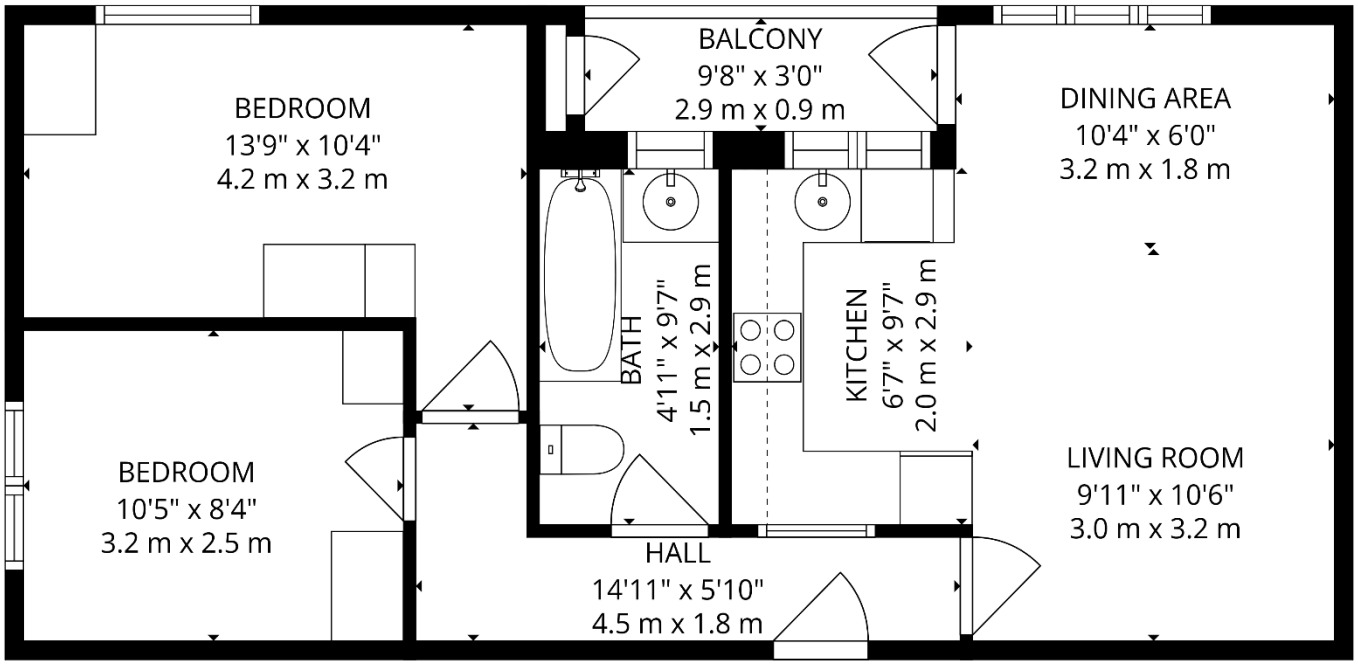












Total: 547 sq. Ft, 51 m2

Excluded Areas: Balcony: 29 sq. Ft, 3 M2, Undefined: 2 sq. Ft, 0 M2, Walls: 65 sq. Ft, 6 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854

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