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11 Carrick Court, Bay View Road, Port St Mary, IM9 5AL

Asking Price £235,000

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This first floor apartment in the heart of Port St Mary enjoys fabulous uninterrupted views over Port St Mary harbour and the Southern coastline. Accommodation comprises lounge, kitchen, 2 bedrooms and bathroom. There is a lift to all floors, a communal laundry room and an allocated parking space. No onward chain.







LOCATION

Travelling out of Port Erin along Station Road, turn right at the Four Roads roundabout towards Port St Mary. Proceed straight ahead, passing the shops on the right hand side. Carrick Court can be found on the left hand side.

ENTRANCE HALL

LOUNGE

20' 1'' x 10' 9'' (6.12m x 3.27m)

Wooden flooring. Fantastic sea views.

KITCHEN

7' 5'' x 7' 2'' (2.26m x 2.18m)

Good range of shaker-style wall and base units with contrasting granite-effect worktops, incorporating integrated fridge-freezer. Tiled splashbacks. Gas boiler. Wonderful harbour views.

BEDROOM 1

12' 10'' x 11' 0'' (3.91m x 3.35m)

Front aspect.

BEDROOM 2

9' 6'' x 9' 6'' (2.89m x 2.89m)

Front aspect.

BATHROOM

Suite comprising bath with shower over, wash hand basin in vanity unit, w.c. Tiled walls and flooring. Chrome ladder style heated towel rail.

COMMUNAL LAUNDRY ROOM

Situated in the basement of the building.

OUTSIDE

Allocated parking space in car park across the road.

SERVICES

Mains water, drainage and electricity. Gas central heating. uPVC double glazing. NO PETS. Furniture available by separate negotiation.

POSSESSION

Leasehold. Management Company in place. Management Fees approx. £1300 per annum. Remainder of 999 year lease. Vacant possession on completion. No onward chain. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.











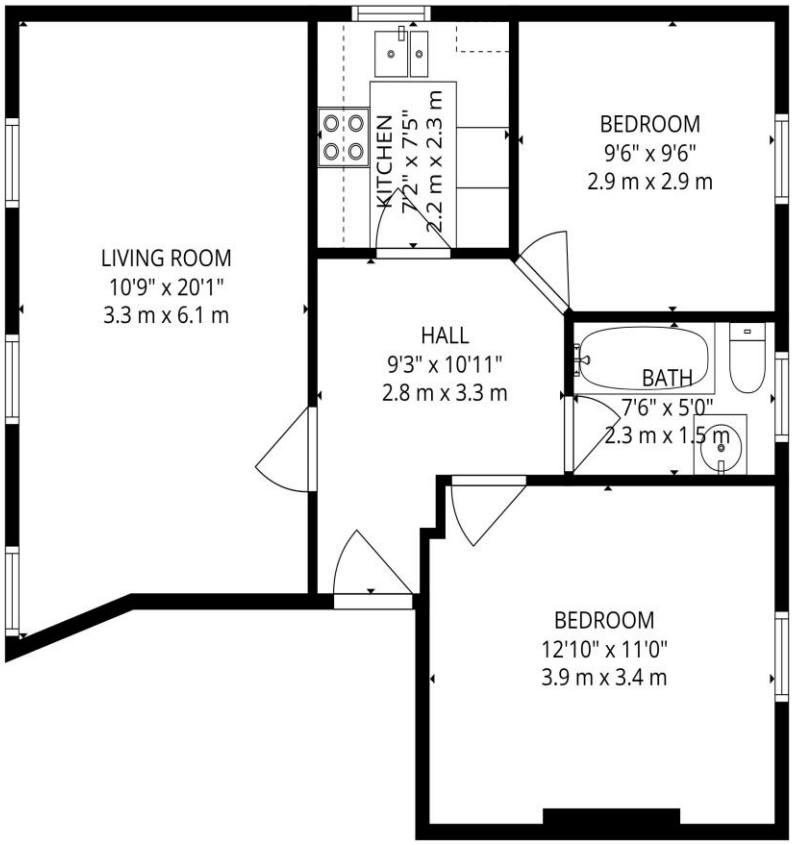

Total: 625 sq. Ft, 58 m2
1st Floor: 625 sq. Ft, 58 m2
Excluded Areas: Walls: 57 sq. Ft, 5 m2

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

Since 1854

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