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2 Orange Grove House, Orchard Road, Port Erin, IM9 6DJ

Asking price £185,000

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Spacious apartment situated in an excellent central location, offering easy access to all Port Erin amenities, shops, and the beach. The accommodation comprises a dining kitchen leading through to a comfortable lounge, two double bedrooms and a bathroom. The property also benefits from an allocated parking space to the rear of the building. No onward chain.



LOCATION

Travelling into Port Erin on Station Road from the Four Roads roundabout turn right into Bridson Street, opposite the garage. Turn left into Orchard Road and the apartments can be found on the left hand side.

COMMUNAL ENTRANCE

Staircase leading up to first floor.

HALLWAY

Entry phone, built-in store cupboard.

DINING KITCHEN

14' 4" x 8' 7" (4.36m x 2.62m)

Fitted dining kitchen with a good range of wood effect fronted wall and base units with contrasting worktops and tile splashbacks, incorporating electric oven, ceramic hob, stainless steel sink unit, cooker hood, fridge/freezer, washing machine. Laminate flooring. Gas central heating boiler. Opening to:

LOUNGE

12' 4" x 10' 10" (3.77m x 3.29m)

Bright and airy room. Distant sea views.

BEDROOM 2

12' 2" x 6' 9" (3.70m x 2.06m)

Front aspect. Views towards Bradda Head.

BEDROOM 1

14' 2" x 9' 6" (4.33m x 2.90m)

Spacious double bedroom. Rear aspect.

BATHROOM

White suite comprising panelled bath with shower over, wash hand basin, mirror, w.c., laminate flooring. Xpelair.

OUTSIDE

1 Designated parking space.

SERVICES

Mains water, drainage and electricity. Gas central heating. uPVC double glazing. Ground floor Hall Cupboard contains electricity distribution equipment, in order to comply with current legislation.

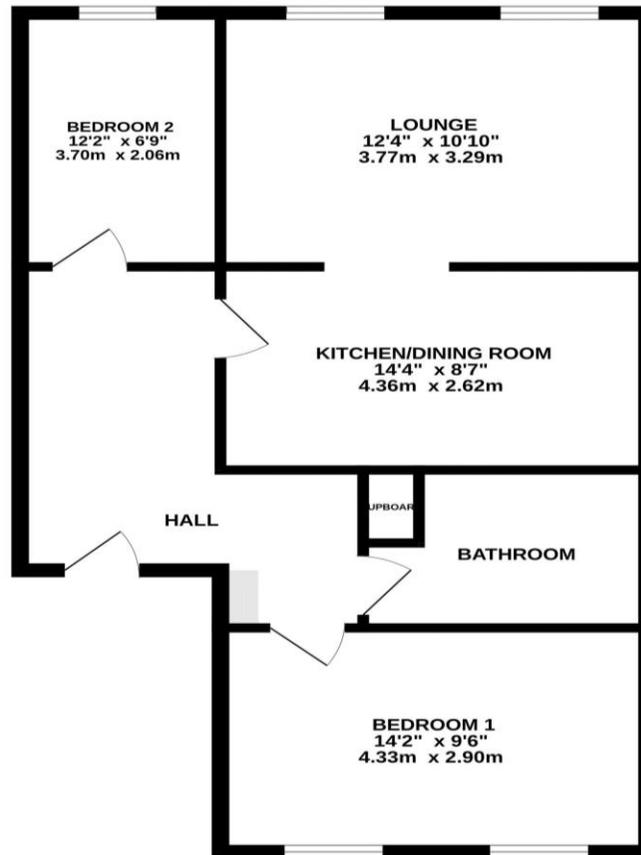
POSSESSION

Leasehold. Remainder of 999 year lease. Management Company in place. Management Fees £1950 per annum (incl. ground rent). No pets allowed. Vacant possession on completion of purchase. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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

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