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27A High Street, Port St Mary, IM9 5DP
Asking Price £139,000

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Large apartment set over 2 floors, situated in the heart of Port St Mary, being just a short walk to all village amenities. Close access to the picturesque Harbour area and Port St Mary golf course. The ground floor comprises 2 large reception rooms, kitchen, utility area and cloakroom. Upstairs there are 2 double bedrooms and bathroom. To the rear of the property is a small courtyard. The property is offered with no onward chain. Suitable for cash buyers.



LOCATION

Travelling into Port St Mary along Bay View Road, bear right at the one way system into Park Road. Turn first left and then left again onto the High Street. Proceed straight ahead. Number 27A is situated on the left hand side.

FRONT ENTRANCE DOOR

LOUNGE

21' 4" x 13' 2" (6.50m x 4.01m)

Newly fitted light oak laminate flooring. Front aspect. Steps up to:

DINING ROOM

21' 4" x 11' 7" (6.50m x 3.53m)

Attractive three-quarter turned staircase leading to first floor. Newly fitted light oak laminate flooring. Large understairs store cupboard. Door to:

KITCHEN

11' 0" x 11' 6" (3.35m x 3.50m) at widest.

Good range of wall and base units with wooden worktops incorporating ware sink with drainer, built-in electric hob and oven, plumbing for washing machine, tiled splashbacks. Gas central heating boiler. Door to outside.

UTILITY AREA

Shelving and space for fridge/freezer. Door to:

CLOAKROOM

Wash hand basin and w.c., tiled splashback.

FIRST FLOOR

LANDING

Velux rooflight.

BEDROOM 1

13' 0" x 12' 0" (3.96m x 3.65m)

Loft access.

BEDROOM 2

9' 6" x 8' 8" (2.89m x 2.64m)

Loft access.

BATHROOM

White suite comprising panelled bath with wall mounted shower attachment, wash hand basin, w.c., part tiled walls, attractive new vinyl flooring.

OUTSIDE

Small courtyard area to the rear.

SERVICES

Mains water, drainage, gas and electricity. PVC double glazing. Gas central heating.

MANAGEMENT COMPANY

Leasehold. Remainder of 999 year lease. Active Management Company in place. Management Fees approx £400 per annum including ground rent.

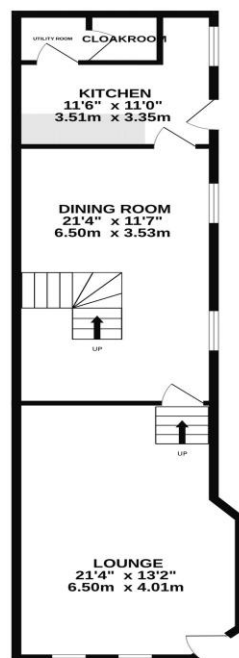
POSSESSION

Leasehold 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 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.

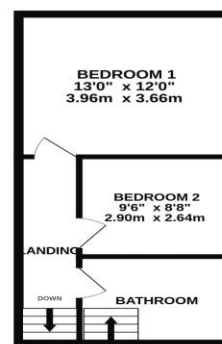




GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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Since 1854



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