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30 Royal Shore, The Promenade, Port Erin, IM9 6PT  
**Asking Price £699,500**

Stunning modern 3rd floor energy efficient purpose built apartment with enviable sea and Port Erin Bay views. Excellent position close to coastal walks, golf, fishing, water sports and bustling town centre. Luxury accommodation comprises spacious open plan lounge/kitchen/dining area, 2 good sized bedrooms both en-suite with master having dressing area and bathroom, utility, separate w.c., and 2 store rooms. Outside there is a large balcony enjoying lovely views. 1 allocated under ground parking space and garage.



## LOCATION

Travelling through Port Erin along Station Road, bear right onto The Promenade and proceed ahead. The 'Royal Shore' Apartments can be found approx. 500 yards along on the right hand side.

## ENTRANCE HALLWAY

Light and airy entrance hall. Electronically controlled thermostat, Cloaks cupboard, cupboard housing electric hot water cylinder and additional chest freezer.

## CLOAKROOM

6' 3" x 3' 5" (1.90m x 1.04m)

Includes wall-mounted wooden hat and coat rack with cubbies and shelf.

## UTILITY ROOM

6' 1" x 6' 2" (1.85m x 1.88m)

Separate laundry room with German cabinets, Siemens washing machine and tumble dryer, stone worktop, ironing board and stainless steel sink unit.

## OPEN PLAN

### LOUNGE/KITCHEN/DINING

38' 0" x 13' 10" (11.57m x 4.21m)

Spacious open plan living space. Contemporary, fully fitted German kitchen with stone worktops incorporating stainless steel 1½ bowl sink unit, chrome mixer tap, integrated double oven, induction hob, stainless steel extractor hood, matching stone splashbacks, integrated fridge/freezer and dishwasher. Downlighters. Sliding patio doors leading to:

## LARGE BALCONY

22' 4" x 4' 11" (6.80m x 1.50m)

Spacious contemporary style balcony offering fantastic expansive views over Port Erin Bay and Bradda Head with private access from living area and principal bedroom.

## BEDROOM 1

32' 3" x 10' 2" (9.82m x 3.10m)

Generously proportioned master bedroom with stunning sea views, access to balcony.

## EN-SUITE BATHROOM

11' 2" x 6' 2" (3.40m x 1.88m)

Luxury contemporary en-suite bathroom comprising bath and separate oversized tiled glass shower, chrome fittings and electric towel radiator.

## DRESSING AREA

7' 7" x 5' 8" (2.31m x 1.73m)

Bespoke cabinetry and fully mirrored with wall mounted vanity table.

## BEDROOM 2

14' 0" x 10' 7" (4.26m x 3.22m)

Light and airy bedroom overlooking landscaped courtyard with water feature.

## EN-SUITE

7' 5" x 4' 11" (2.26m x 1.50m)

Spacious en-suite bathroom with tiled glass shower, window, chrome fittings and electric towel radiator.

## STORE ROOM

9' 5" x 3' 9" (2.87m x 1.14m)

Private lighted insulated secure storeroom located inside main/front lobby.

## GARAGE

Secure underground car parking space.

## OUTSIDE

Stylish communal areas provide lift access to all levels including secure underground allocated parking space and direct access to spacious landscaped inner courtyard.

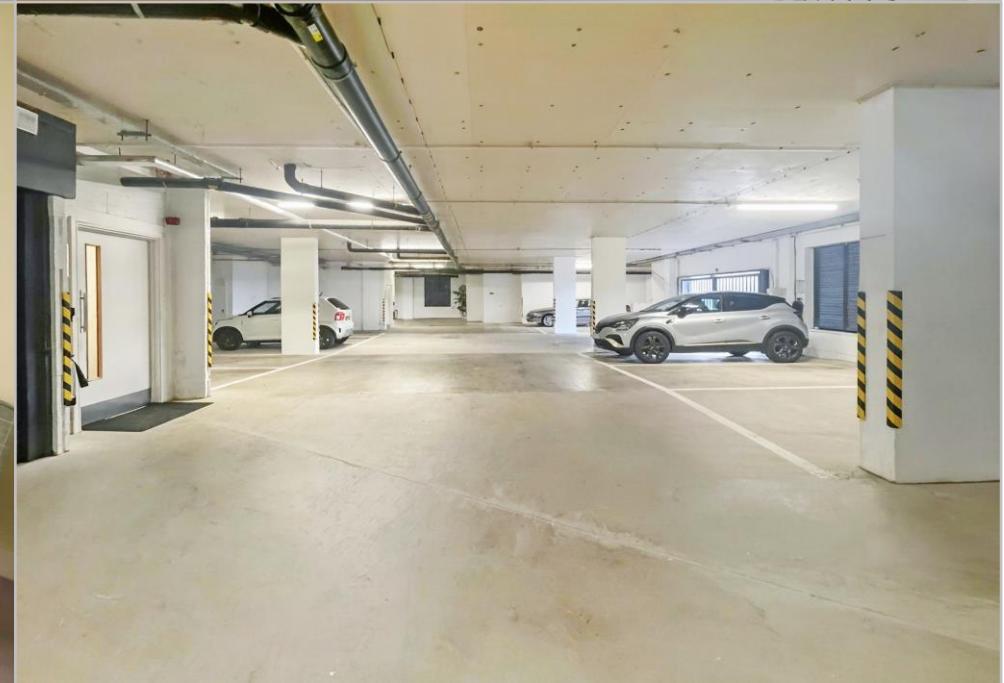
## SERVICES

Mains water, drainage and electricity. Electric heating (provision for off-peak electric power for heating and hot water). uPVC glazing throughout. Secure video entry. Lift access to all floors. The property is approx 3 years old with remainder of NHBC 10 year warranty (from approx 2022). Dandara build - 'The St James' style apartment. Fibre ready.

## **POSSESSION**

Leasehold. Remainder of 999 year lease from approx 2022. Management Company in place. Management Fees approx £2,506 per annum. Vacant possession on completion of purchase. 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.

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