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3 Royal Shore Apartments, The Promenade, Port Erin, IM9 6PT

Asking Price £215,000

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Stylish and energy efficient ground floor purpose built apartment, situated in a superb location just a minutes' walk to the beach and shops. The bright and contemporary interior features a modern open-plan kitchen/dining/lounge, utility, a comfortable double bedroom and a well-appointed bathroom. Outside is a communal courtyard. No onward chain.



LOCATION

Travelling through Port Erin along Station Road, bear right onto The Promenade and proceed up the hill. Royal Shore Apartments can be found along on the right hand side.

COMMUNAL ENTRANCE HALLWAY

Modern and spacious. Stairs and lift to all floors. Post boxes for each apartment.

HALL

Secure video entry system.

OPEN PLAN

KITCHEN/DINING/LOUNGE

23' 10" x 13' 2" (7.26m x 4.01m)

Superb open plan area with large front window. High quality German manufactured fitted kitchen with good range of wall and base units with contrasting worktops incorporating 1 1/2 bowl stainless steel sink unit, electric oven, ceramic hob, cooker hood, integral fridge/freezer and dishwasher. Downlighters.

UTILITY

4' 9" x 6' 8" (1.45m x 2.02m)

Worktop. Plumbing for washing machine. Xpelair.

BEDROOM

9' 10" x 12' 8" (2.99m x 3.86m)

Large front window. Built in mirror fronted wardrobes.

BATHROOM

7' 1" x 6' 9" (2.17m x 2.05m)

High quality white porcelain suite comprising bath with shower over, w.c., hand wash hand basin, wall-mounted mirrored bathroom cabinet. Tiled splashbacks and floor. Xpelair. Downlighters.

OUTSIDE

Communal courtyard gardens.

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 Osborne' style apartment. Fibre ready.

POSSESSION

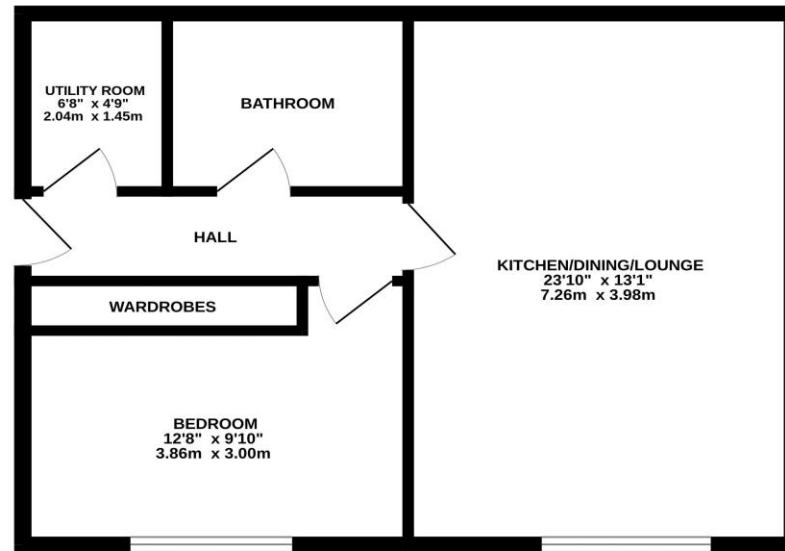
Leasehold. Remainder of 999 year lease from approx 2022. Management Company in place. Management Fees approx £1100 per annum. Vacant possession on completion of purchase. NO ONWARD CHAIN. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should 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

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GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq.ft. (48.5 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 quantity or efficiency can be given.
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Since 1854



DOUGLAS
31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN
23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL
Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac. Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.