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4 The Point Apartments, Port St Mary, IM9 5EG
Asking Price £395,000

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Impressive first floor apartment boasting stunning, uninterrupted sea and coastal views across Port St Mary Harbour. Ideally located just minutes from village amenities and the golf course, the property forms part of an elegant apartment block designed in the distinctive Art Deco Modern Movement style and finished with high-quality fittings throughout. The accommodation includes a spacious lounge that takes full advantage of the impressive sea views, 2 generously sized double bedrooms, each with their own en-suite bathroom, and a well-appointed dining kitchen. Additional features include a walk-in private store located on the lower ground floor. Externally, the property benefits from a single garage and a dedicated parking space.



LOCATION

Travelling into Port St Mary, proceed through the village and bear right into the one way system into Park Road. Turn second left into Queens Road and second left again, to where The Point Apartments are located on the left hand side.

COMMUNAL FRONT ENTRANCE HALLWAY

Impressive sweeping entrance with spacious stairway. Lift to apartment.

PRIVATE HALLWAY

Store cupboard.

HALL

Oak flooring, wall lights. Intercom system. Oak double doors to:

LOUNGE

18' 0" x 17' 11" (5.48m x 5.46m)

Lovely spacious room with central fireplace with electric fire inset. Wall lights. Oak flooring. Superb coastal and harbour views.

DINING KITCHEN

15' 2" x 16' 2" (4.62m x 4.92m)

Excellent range of quality cream fronted base units and frosted glass wall units with contrasting granite worktops, incorporating 1 1/2 bowl stainless steel sink unit, 5 ring Rangemaster style cooker with stainless steel cooker hood, integrated dishwasher

and washing machine, larder cupboard, free-standing Smeg fridge/freezer. Oak flooring.

BEDROOM 1

13' 0" x 14' 8" (3.96m x 4.47m)

Fabulous bay window with stunning sea views. Freestanding wardrobes and drawers. Wall lights. Oak flooring.

EN-SUITE SHOWER ROOM

Contemporary suite comprising double shower, wash hand basin, w.c., chrome ladder style heated towel rail, mirror with light. Oak flooring. Xpelair.

BEDROOM 2

13' 0" x 14' 8" (3.96m x 4.47m)

Rear aspect. Built-in wardrobes housing Vaillant gas central heating boiler. Oak flooring.

EN-SUITE BATHROOM

Modern contemporary white suite comprising panelled bath with shower over, wash hand basin in unit, w.c., chrome ladder style heated towel rail. Oak flooring. Xpelair.

LOWER GROUND FLOOR

Private walk-in store cupboard.

COMMUNAL REAR ENTRANCE

Private post boxes. Intercom. Staircase up. Lift.

OUTSIDE

General parking area. Bin store.

SINGLE GARAGE

17' 0" x 9' 0" (5.18m x 2.74m)

Up and over door. Parking space in front.

MANAGEMENT COMPANY

Management Company in place. Management Fees approx £3,500 per annum. Remainder of 999 year lease (approximately 978 years).

SERVICES

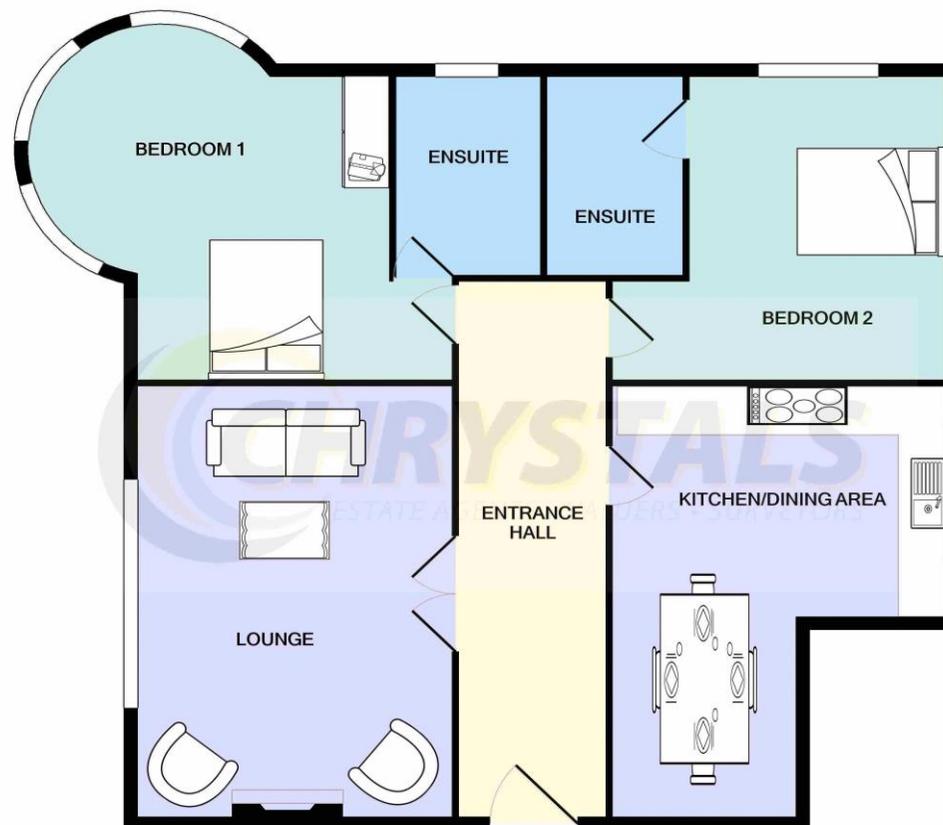
Mains water, drainage and electricity. Gas central heating.

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.







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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.