



THIE MY CHREE OLD LAXEY HILL LAXEY, IM4 7BZ

£185,000
LEASEHOLD

An ideal opportunity for those seeking a lock-up and leave, holiday accommodation or to reside in, a well presented two bed flat located close to the Promenade and all of its facilities offering stunning views down to Laxey Beach and out to sea.

 **Plum
Properties**

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THIE MY CHREE OLD LAXEY

- First Floor Apartment with Stunning Coastal Views • 2 Double Beds • Spacious Family Shower Room • Lounge with Sea Views • Opening to Large Kitchen/Diner • Allocated Off-Road Parking • No Onward Chain • Low Management Fees • Located Close to Laxey Promenade • Ideal Holiday Let or Coastal Lock Up & Leave



Summary

An ideal opportunity for those seeking a lock-up and leave, holiday accommodation or to reside in, a well presented two bed flat located close to the Promenade and all of its facilities offering stunning views down to Laxey Beach and out to sea.

Thie My Chree is an imposing Victorian building that comprises three spacious flats that are within easy reach of Douglas to the south and Ramsey to the North. Located within a stones throw of Laxey promenade ensure that the occupier can take full advantage of the amenities on its doorstep that include the very popular Laxey Beach, beach side coffee shops, restaurants and local pub.

Upon entering the building, a storage cupboard located in the Vestibule houses the consumer units together with smart meters for each of the flats. Travelling up to the first floor whereby the entrance to the flat can be found. Upon entering a Hallway leads to the living accommodation in one direction with the bedrooms in the opposite direction. Before reaching the Lounge, a large Hallway window offers elevated and idyllic views across Laxey Bay, which are repeated from the Lounge window.

The Lounge benefits from laminate style flooring, with an opening leading to a generous Dining Kitchen with an open plan layout. Due to its size, there are ample

wall and base units within the Kitchen that are offset by a contrasting counter top. Appliances included within the asking price of the property include a free standing fridge freezer, plumbed washing machine and electric oven and hob.

Each of the two double Bedrooms have been recently carpeted and have individual bay windows, one with a frontal aspect, the other with rear views out to sea. The gas fired combination boiler is housed in the Bedroom to the rear of the dwelling. Completing the accommodation is a well proportioned Shower Room with shower cubicle, pedestal wash basin and WC.

Outside a slip road leads to the back of the property with a small car park that includes an allocated off-road parking space for the flat.

There is an active management company that is self managed by the existing owners of the three flats. This allows the directors of the management company to keep running costs to a minimum with a management fee contribution of £50pcm from each of the leaseholders and ground rent set a £1 per annum for each flat.

This well presented property has recently benefitted from redecoration and is offered for sale with no onward chain.

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Additional Information

- Gas Fired Central Heating
- PVC Double Glazed Throughout
- Fibre Broadband Ready
- Offered for Sale with No Onward Chain
- Laxey Primary School - 650m
- Short Walk to Excellent Local Amenities

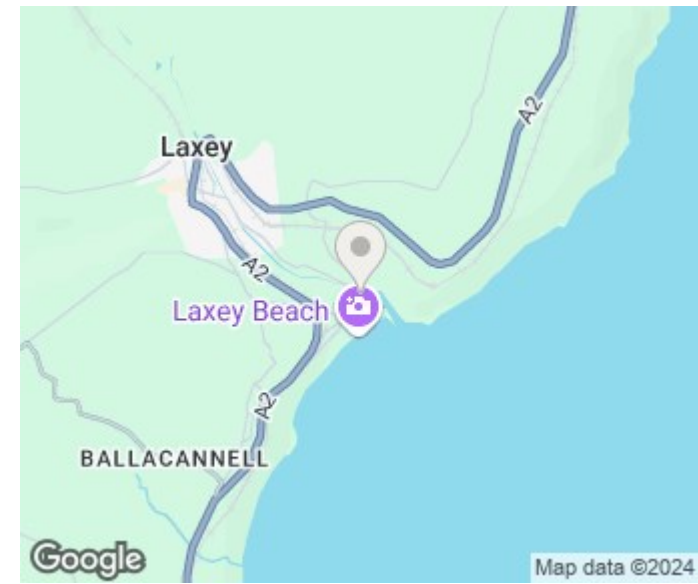
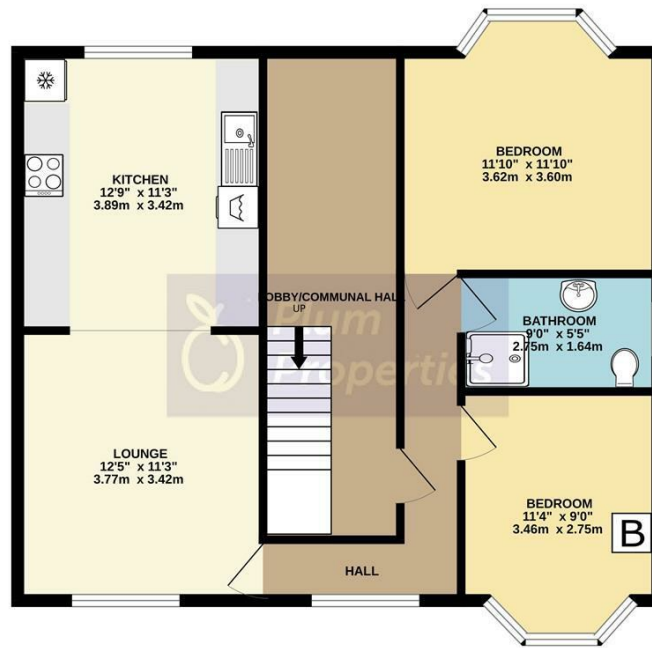
Directions

Travelling from Douglas take the right hand turn onto Old Laxey Hill immediately after passing the filling station. Continue down the hill where Thie My Chree can be found about half way down on the right hand side.

THIE MY CHREE OLD LAXEY



FIRST FLOOR
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.2 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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