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8. BREWERY WHARF CASTLETOWN, IM9 1ES

£325,000
LEASEHOLD

Beautifully appointed and spacious first floor luxury apartment with generous balcony offering views over Castletown harbour, Silverburn River and the castle itself.

Stretching to approaching 1,000 square feet of accommodation, plus a garage, this modern apartment benefits from 2 double Bedrooms, each with custom fitted modern wardrobes, whilst the principal Bedroom offers an En Suite Shower Room.

Open plan Lounge Diner, with full width private Balcony, modern Breakfast Kitchen and Family Bathroom complete this delightful apartment.



8, BREWERY WHARF

- Modern Purpose Built Sought After First Floor Apartment
- Ideal Secure Lock Up & Leave within close Proximity to Airport
- Views over Silverburn River, Castletown Harbour and Castle Rushen
- Two Double Bedrooms with Custom Built Wardrobes
- Principal Bedroom with En Suite Shower Room
- Modern Family Bathroom
- Spacious Lounge Diner with Patio Doors to Full Width Balcony
- Large Breakfast Kitchen with Appliances
- Single Garage
- Chain Free



Overview

Beautifully appointed and spacious first floor luxury apartment with generous balcony and garage offering views over Castletown harbour, Silverburn River and the castle itself.

Being the ancient capital of the Isle of Man, the seafront town of Castletown is steeped in charm, character and history. Most notably known as being the home of the medieval castle of Castle Rushen, as well as the location for the Islands only airport and private schools, in addition well renowned local primary and secondary schools ensures Castletown remains popular with the family market.

The complex comprises twelve apartments positioned on the site of the old Castletown Brewery. These purpose built apartments are situated opposite the Silverburn River, each of which offers idyllic views across the river and inner harbour with a backdrop of Castle Rushen beyond.

Apartment 8 is appointed on the first floor, with both lift and internal stairs access. Stepping into the apartment, a welcoming Hallway leads to a spacious Lounge/Diner with glazed sliding doors opening onto a private balcony that spans the full width of the room. This generous Lounge

incorporates an inset electric fire and sufficient space to house a family sized dining table. Opposite the Lounge is a well equipped dual aspect Breakfast Kitchen with shaker style wall and base units in cream with contrasting oak effect counter top. Integrated appliances include a tall fridge freezer and dishwasher with electric oven and hob and washing machine, with a separate storage cupboard housing a gas fired combination boiler.

Each of the two Bedrooms are double in size with a green and leafy outlook at the rear of the property. Each have custom built wardrobes, with the Principal Bedroom incorporating a fully tiled En Suite shower room with corner shower cubicle, vanity wash basin and WC with concealed cistern. A Family Shower Room is also fully tiled with some convenient recesses built in for storing toiletries. The room includes a walk in shower with vanity wash basin and WC. Completing the accommodation within the apartment is a large Storage cupboard situated in the Hallway.

Externally, a garage provides additional storage as well as off-road parking, making this an ideal lock-up and leave property, whilst pleasant communal grounds and green and leafy. Beyond the boundary of Brewery Wharf, the town

centre, shops and amenities are all reachable in five minutes on foot.

Additional Information

- Double Glazed
- Gas Fired Central Heating
- Lift Access
- Ideal Lock Up & Leave
- Close Proximity to Harbour, Town Centre and Airport
- Actively Management Company
- Management Fees £2,060
- Leasehold with Balance of 125 Years Remaining

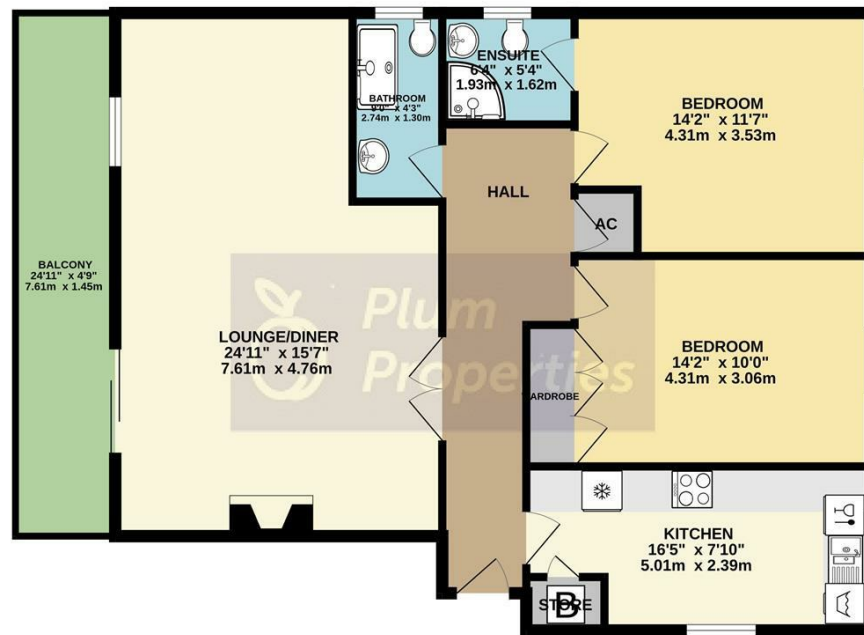
Directions

On the approach to Castletown travelling from the airport, take the third exit at the mini roundabout onto Victoria Road, and the first exit at the next roundabout onto Bridge Street. Keeping the river on your right hand side, Brewery Wharf can be found on the left hand side immediately before crossing the bridge.

8, BREWERY WHARF



GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.9 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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