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Courtyard Apartment, 1 The Point, Port St Mary, IM9 5EG  
**Asking Price £595,000**



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This luxurious apartment is one of 8 apartments situated in the much sought after complex of The Point. Located just minutes walk away from the harbour, the property offers spacious accommodation and benefits from it's own private courtyard gardens. Consisting of generous hallway, large lounge/dining, superb breakfast kitchen, 2 double bedrooms, 1 en-suite bathroom and 1 Jack & Jill shower room. Outside are 2 designated parking spaces and single garage. No onward chain.





## LOCATION

Travelling into Port St Mary from Four Roads roundabout, proceed through the village and bear right into Park Road. Turn second left into Queens Road and continue ahead. Bear second left and The Point Apartments can be located on the left hand side

## COMMUNAL HALLWAY

Lift and stairs to all floors. 3 large Built-in private storage cupboards ( Private to Apt 1)

## APARTMENT ENTRANCE HALLWAY

Large welcoming hallway. Security door and entry phone system.

## BREAKFAST KITCHEN

19' 7" x 14' 3" (5.96m x 4.34m)

Fabulous quality fitted kitchen comprising white gloss fronted wall and base units with contrasting worktops incorporating large island unit with base units, Rangemaster cooker with Neff stainless steel filter hood above, point for fridge/freezer, integral Bosch dishwasher and integral washing machine. Breakfast bar. Karndean flooring. Strip lighting and downlighters. Cupboard housing gas central heating boiler. Serving hatch to dining area. Rear door to outside courtyard.

## BEDROOM 1

15' 10" x 10' 9" (4.82m x 3.27m)

Elegant light and airy room. Large walk-in DRESSING ROOM ( 3.2m 1.6m ) Oak flooring. French doors to front courtyard garden.

## EN-SUITE BATHROOM

Luxurious suite with bath and shower attachment, Italian glass wash hand basin and w.c. Oak flooring. Tiled splash backs. Xpelair

## BEDROOM 2

20' 0" x 13' 11" (6.09m x 4.24m)

Spacious room with French doors to front garden. Oak flooring. Door to:

## JACK & JILL SHOWER ROOM

Modern suite with shower enclosure, Italian glass wash hand basin, w.c. oak flooring. Chrome ladder style heated towel rail. Tiled splash backs. Xpelair. Door to hallway

## LOUNGE & DINING AREA

28' 10" x 24' 10" (8.78m x 7.56m)

The impressive and very large reception room is currently zoned to provide both a very spacious dining and sitting area. It is significantly large enough to zone into different areas such as an office or a snug but also could be partitioned to provide a separate room for either a 3rd bedroom or separate office. French doors to garden. Fireplace with wooden surround and tiled hearth. Serving hatch to kitchen. Pleasant aspect to front courtyard garden.

## STORAGE ROOM

Power and lighting.

## OUTSIDE

Delightful landscaped paved courtyard garden with surrounding lawned area and high hedging for privacy, and connecting to an additional and exclusive car parking space and adjacent garage. Pleasant rear courtyard area with hose connection. 2 separate courtyards, one being South East facing and the other North West facing, both excellent entertainment areas ( 3 Circular planters included )

## GARAGE

19' 0" x 9' 8" (5.79m x 2.94m)

Electric door. Power & lighting. Additional parking space

## SERVICES

Mains water, drainage and electricity. Gas central heating. Lift to all floors. Manx Telecom Fibre ready ( Installed )

## POSSESSION

Leasehold. 979 year lease remaining. Management Company in place. Management fees approx £2800 per annum. Vacant possession on completion. 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









GROUND FLOOR



TOTAL FLOOR AREA: 1900 sq.ft. (176.5 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropac 2024



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