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

Asking Price £315,000

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Fabulous modern ground floor purpose built apartment, situated in a very convenient location minutes walk to beach and shops. Excellent bright and airy accommodation comprises of spacious entrance hallway, laundry store, superb 22ft open plan kitchen/dining/living space, 2 double bedrooms, en-suite bathroom and shower room. Outside is extra large private balcony, communal courtyard and designated parking space. 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.

ENTRANCE HALLWAY

Store cupboard. Laundry store with plumbing for washing machine. Secure video entry.

OPEN PLAN

LOUNGE/KITCHEN/DINING

22' 2" x 12' 8" (6.75m x 3.86m)

Superb open plan area. Excellent fitted German kitchen with good range of high gloss fronted wall and base units, contrasting worktops incorporating built-in eye-level Siemens electric oven, microwave/oven, induction hob and extractor, Downlighters. French doors to outside private balcony. Pleasant views towards The Howe.

BEDROOM 1

13' 11" x 10' 11" (4.24m x 3.32m)

Fitted wardrobes. Large floor-to-ceiling window.

EN-SUITE BATHROOM

5' 9" x 7' 3" (1.75m x 2.21m)

Quality contemporary white suite comprising panelled bath with shower over, w.c., fitted cupboards with mirror fronts and wash hand basin. Xpelair. Downlighters.

BEDROOM 2

10' 11" x 9' 11" (3.32m x 3.02m)

Fitted wardrobes. Floor-to-ceiling window.

SHOWER ROOM

7' 7" x 4' 11" (2.31m x 1.50m)

Modern stylish shower room comprising shower cubicle, w.c., wash hand basin, mirror fronted cupboards. Xpelair. Downlighters.

BALCONY

23' 11" x 4' 11" (7.28m x 1.50m)

Extra large private balcony.

OUTSIDE

1 designated outdoor parking space. Communal courtyard.

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 2 years old with remainder of NHBC 10 year warranty (from approx 2022). Dandara build - 'The Clarence' style apartment. Fibre ready (4 connections, one in each room). Lift to all floors.

POSSESSION

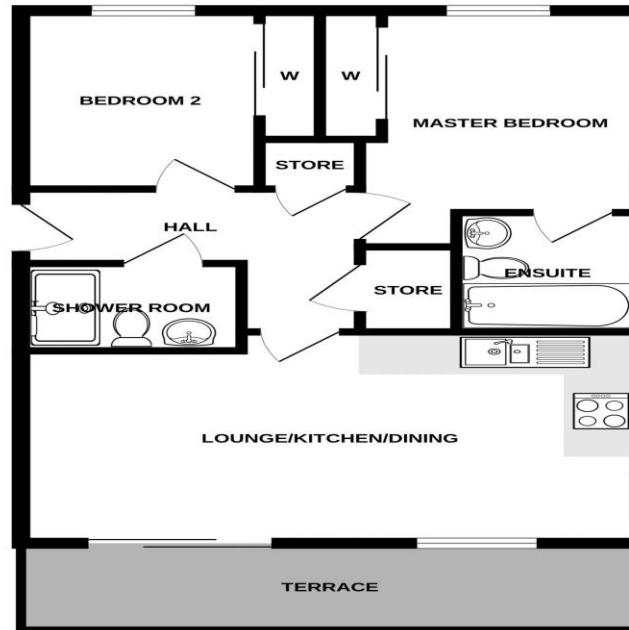
Leasehold. Remainder of 999 year lease from approx 2022. Management Company in place. Management Fees approx £1500 per annum. Vacant possession on completion of purchase. NO ONWARD CHAIN. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. **DISCLAIMER** - Notice is hereby

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GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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