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Flat 2, Ranmoor, 5 High Street, Port St Mary, IM9 5DP
Asking Price £159,000

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Suitable for cash buyers. First floor, split level apartment, located just a minute's walk from the harbour. The generous accommodation comprises open plan lounge, dining and kitchen, 2 double bedrooms and bathroom. Ideal lock-up and leave or investment property. No onward chain.





LOCATION

Travelling into Port St Mary along Bay View Road, bear right at the one way system into Park Road. Take the first left and left again onto the High Street. Ranmoor can be found on the left hand side.

MAIN FRONT ENTRANCE

COMMUNAL HALLWAY

Staircase to first floor.

APARTMENT ENTRANCE

LANDING

Staircase to second floor. Door to:

BEDROOM 2

22' 6" x 13' 5" (6.86m x 4.09m)

SECOND FLOOR

LANDING

Velux.

OPEN PLAN

LOUNGE/DINING/KITCHEN

17' 2" x 19' 11" (5.24m x 6.08m)

Well fitted kitchen with white gloss wall and base units with contrasting worktops, incorporating stainless steel sink unit, fridge/freezer, gas hob, electric oven, stainless steel cooker hood, tiled splashbacks, feature oak shelf. Store cupboard housing dryer. Superb large 'A' frame beam. Oak flooring in kitchen. Velux. Glimpses of the sea!

BEDROOM 1

12' 1" x 18' 10" (3.68m x 5.73m)

Large 'A' frame beam. Pleasant views towards Port St Mary Golf Course. Cupboard housing Gloworm gas central heating boiler.

BATHROOM

White suite comprising panelled bath with shower attachment, glazed screen, w.c., wash hand basin, tiled walls. Xpelair.

SERVICES

Mains water, drainage and electricity. Gas central heating. PVC double glazing. Manx Telecom Fibre Ready.

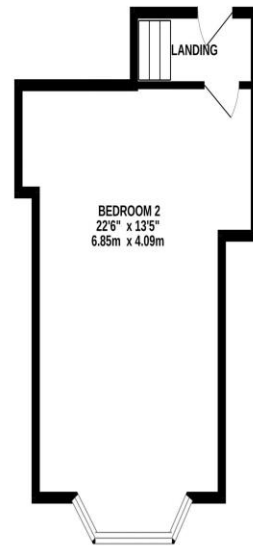
POSSESSION

Leasehold. Vacant possession on completion. No onward chain. No Management Company in place. £50 ground rent and £250 building insurance per annum. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.

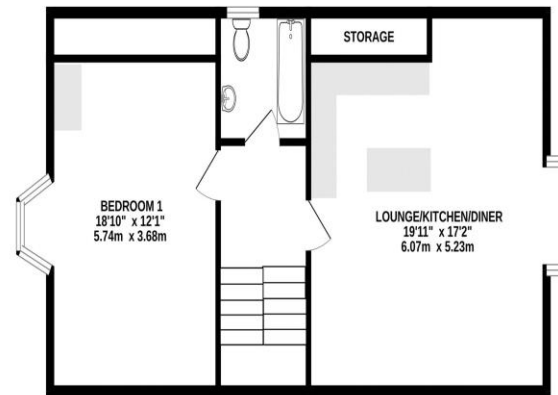




1ST FLOOR



2ND FLOOR



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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