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3 Erinville, The Promenade, Port Erin, IM9 6AG  
**Asking Price £249,000**

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Beautifully spacious, purpose built first floor apartment enjoying excellent sea views across Port Erin Bay and towards Bradda Head. Convenient location situated in the centre of Port Erin, only a minute's walk to the beach. This superbly presented modern apartment comprises large lounge/dining room, sun room, well fitted kitchen, 1 large double bedroom and bathroom. Secure designated parking space. No onward chain.







## LOCATION

Travelling through Port Erin along Station Road bear right onto The Promenade and Erinvile can be found on the right hand side.

## **COMMUNAL HALLWAY**

Post boxes. Intercom. Lift and stairs to all floors including to garaging.

## **ENTRANCE HALLWAY TO APARTMENT**

Intercom. Built in cupboard housing Megaflo,

## **LOUNGE/DINING ROOM**

22' 6" x 17' 7" (6.85m x 5.35m)

Large stylish room with lovely direct sea views. multiple wall lights. Archway to kitchen.

## **SUN ROOM**

3' 7" x 3' 11" (1.10m x 1.2m)

Super sea, harbour and beach views.

## **KITCHEN**

9' 5" x 6' 11" (2.87m x 2.10m)

Good range of well fitted blue fronted wall and base units with contrasting worktops, incorporating stainless steel sink unit, electric oven, electric hob, integral dishwasher, fridge freezer and washing machine.

## **INNER HALL**

Airing cupboard.

## **BATHROOM**

Suite comprising panelled bath with shower over, w.c., wash hand basin, tiled walls and floor, heated towel rail, Xpelair.

## **BEDROOM**

13' 7" x 10' 10" (4.15m x 3.30m)

Rear aspect. Good range of fitted bedroom furniture.

## **PARKING SPACE**

Secure designated parking space for 1 car. Locked store cupboard.

## **SERVICES**

Mains water, drainage and electricity. Electric central heating. PVC double glazing.

## **MANAGEMENT COMPANY**

Management Company in place. Fees approx £1500 per annum. Remainder of 999 year lease from year 2005.

## **POSSESSION**

Leasehold. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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 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

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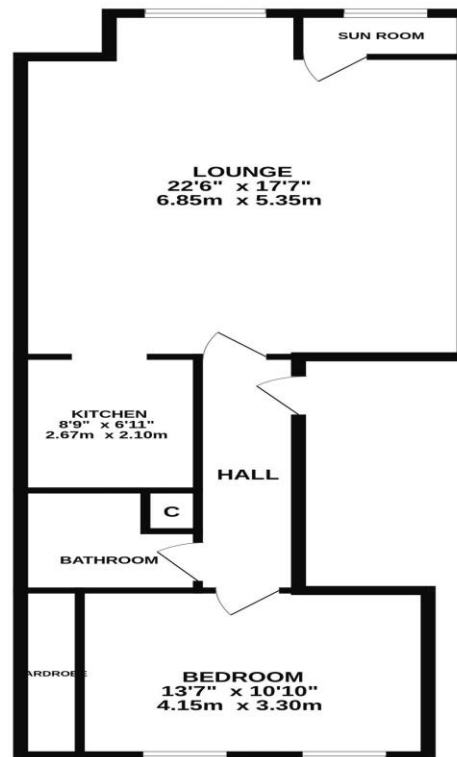








# 1ST FLOOR



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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**DOUGLAS**  
31 Victoria Street  
Douglas IM1 2SE  
T. 01624 623778  
E. douglas@chrystals.co.im

**PORT ERIN**  
23 Station Road  
Port Erin IM9 6RA  
T. 01624 833903  
E. porterin@chrystals.co.im

**COMMERCIAL**  
Douglas Office: 01624 625100, commercial@chrystals.co.im  
  
**RENTALS**  
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac.; Consultants: Keith Kerruish  
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