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1 Holmes Court, Rowany Drive, Port Erin, IM9 6LW
Asking Price £279,999

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An excellent opportunity to purchase a luxury ground floor two-bed contemporary apartment located adjacent to the first tee of Rowany Golf Club with spectacular views across the golf course, Bradda Head and boasting fantastic sea views over Port Erin Bay. Offered for sale with no onward chain. Holmes Court is a block of four purpose built apartments. Conveniently located in a sought after and quiet location, adjacent to Rowany Golf Club and within easy walking distance to village amenities and the beach. The apartment has its own private entrance and welcoming entrance hallway with two large storage cupboards. The stunning open-plan living/dining area features a stylish ultra-modern kitchen. There are two double bedrooms and a luxury shower room. There is also a single garage with up and over door and communal grounds to the front and rear of the property, with ample parking available. Viewing highly recommended!





LOCATION

Travelling along Station Road, turn right and proceed up The Promenade. Turn right by the golf course into Rowany Drive continue ahead and Holmes Court can be found a short distance along on the right hand side.

ENTRANCE PORCH

Door leading to:

LOUNGE

12' 10" x 13' 4" (3.90m x 4.06m)

Generous room with large dual aspect picture windows offering fabulous views over the golf course, Port Erin bay and towards Bradda Head. Opening to:

DINING KITCHEN

8' 11" x 15' 4" (2.71m x 4.68m)

Modern range of white gloss wall and base units with contrasting grey worktops incorporating stainless steel sink unit, Beko electric oven and ceramic hob with extractor hood above, integrated washing machine and fridge freezer, dishwasher, glass tiled splashbacks. Breakfast bar. Pleasant views towards Bay Ny Carrickey.

INNER HALL

Store cupboards.

SHOWER ROOM

Shower, wash hand basin in unit, w.c., black towel rail, mirrored wall cabinets, PVC wall boards.

BEDROOM 2

9' 1" x 13' 0" (2.76m x 3.96m)

Rear aspect. Built in wardrobe. Super views to surrounding hills and Bay Ny Carrickey.

BEDROOM 1

12' 5" x 10' 10" (3.79m x 3.31m)

Rear aspect. Built in wardrobe. Superb views out towards Bay Ny Carrickey and distant hills.

GARAGE

Single garage to rear of property, last garage on the right. Up and over door.

OUTSIDE

Communal gardens to front and rear.

SERVICES

Mains water, drainage and electricity. Gas central heating, partly uPVC double glazed.

RATES

Rates payable for 1 Holmes Court approx. £943.26. Rates payable - 1 Holmes Court Garage approx £107.80.

MANAGEMENT COMPANY

Leasehold. Holmes Court Management Limited 2005 - remaining 999 year lease. Management fees approx £1,000 (including building insurance) and ground rent.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

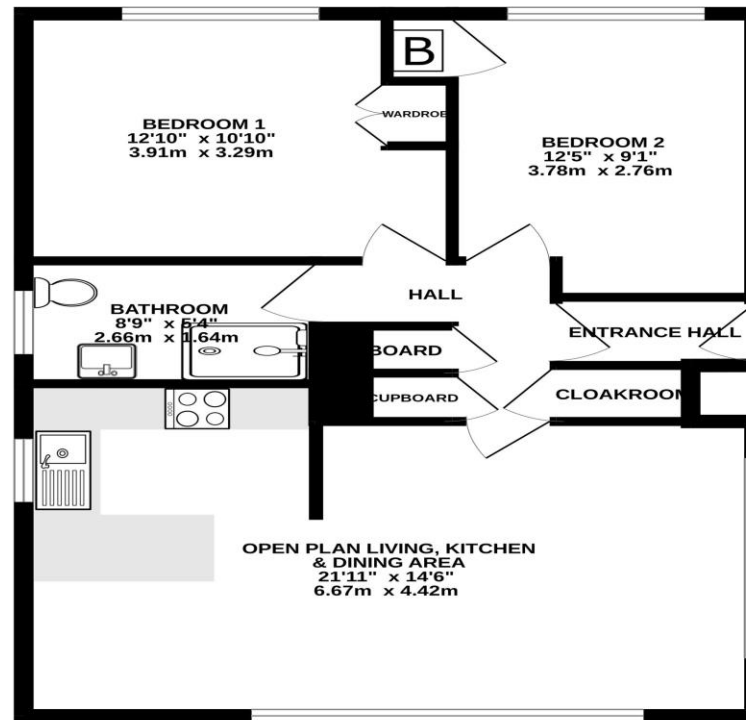
POSSESSION

Leasehold. 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. Leasehold. N.B. We are obliged under the Estate Agents Act to advise all prospective purchasers that this property is being sold on behalf of a relative of an employee of Chrystal Brothers Stott and Kerruish Limited. 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.





GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 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.

Since 1854



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