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225 Cherry Orchard, Bridson Street, Port Erin, IM9 6AN  
**Asking Price £165,000**

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Newly refurbished 2nd floor apartment, in the heart of Port Erin with all the local amenities on your doorstep and the picturesque beachfront minutes walk away. The generous layout features an open plan kitchen/dining/lounge leading out onto a good sized balcony, 2 double bedrooms and shower room. There is lift access to all floors. Outside, you'll find a convenient generous parking area. No onward chain.







## LOCATION

Travelling into Port Erin from the Four Roads roundabout, proceed ahead along Station Road. Turn 3rd right into Bridson Street (opposite the garage) and the Cherry Orchard Apartments can be found on the right hand side.

## **COMMUNAL ENTRANCE HALL**

Stairs and lift to all floors. Rear access door to general parking area.

## **HALLWAY**

Karndean flooring.

## **OPEN PLAN**

### **KITCHEN/DINING/LOUNGE**

18' 10" x 15' 5" (5.73m x 4.71m)

Wonderful, spacious, light and airy room with good range of white wall and base units with contrasting worktops incorporating electric oven, ceramic hob, round stainless steel sink unit, washer/dryer, extractor fan, tiled splashbacks. Karndean flooring. Door to:

### **BALCONY**

11' 8" x 4' 0" (3.55m x 1.22m)

Pleasant outlook across the village and towards distant hills. Tiled floor.

### **BEDROOM 1**

12' 1" x 7' 10" (3.69m x 2.40m)

Good sized double room with built-in wardrobes and dressing table.

### **BEDROOM 2**

7' 8" x 14' 7" (2.34m x 4.45m)

Double room with built-in wardrobes, 2 bedside drawers, mirror.

### **SHOWER ROOM**

Shower cubicle, w.c., hand wash basin in unit, white ladder style heated towel rail, tiled floor.

## **OUTSIDE**

General parking area to rear.

## **SERVICES**

Mains water, drainage and electricity. New PVC double glazing. New electric central heating. Manx Telecom Fibre ready.

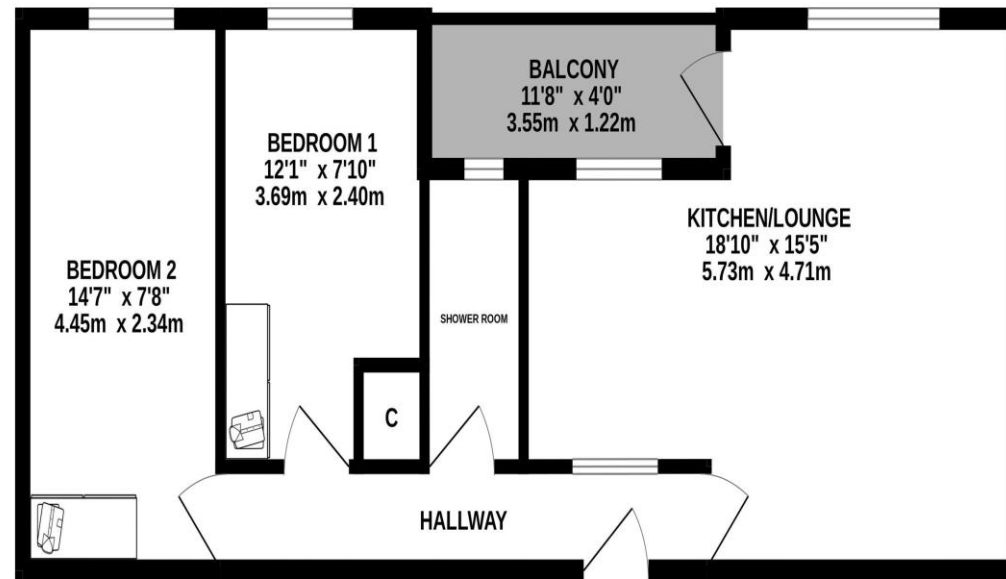
## **POSSESSION**

Leasehold. Management Company in place. New 999 year lease. Management Fees approximately £200 per month. NO PETS ALLOWED. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.









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