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7 Chapel Court, Gellings Avenue, Port St Mary , IM9 5BG  
**Asking Price £229,000**

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Well appointed, modern purpose built first floor apartment, located in the heart of the village close to all amenities and offering lovely sea views. The accommodation features a substantial open plan lounge/dining/kitchen, 2 double bedrooms, 1 en-suite bathroom, and a separate bathroom. The property includes an underground secure designated parking space. No onward chain.





## **LOCATION**

Travelling out of Port Erin on Station Road, take the 3rd exit on the Four Roads roundabout, towards Port St Mary. Continue along Bay View Road and turn right into Gellings Avenue. Chapel Court Apartments are a short distance up on the left hand side.

## **COMMUNAL ENTRANCE**

Stairs and lift to all floors. Intercom.

## **HALLWAY**

Large cupboard housing washing machine. Entry phone.

## **OPEN PLAN**

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

17' 7" x 16' 0" (5.36m x 4.87m)

Excellent sized light and airy room. Well fitted modern kitchen comprising a good range of oak fronted wall and base units with contrasting worktops, stainless sink unit, ceramic hob, electric oven and cooker hood, tiled splashbacks, space for fridge/freezer, downlighting and under cabinet lighting.

## **BEDROOM 1**

18' 0" x 8' 5" (5.48m x 2.56m)

Pleasant sea views.

## **EN-SUITE BATHROOM**

Modern fitted white suite comprising bath with shower over, wash hand basin and w.c., tiled flooring, chrome heated towel rail, wall cabinet, Xpelair.

## **BEDROOM 2**

14' 1" x 9' 9" (4.29m x 2.97m)

Good sized double bedroom.

## **BATHROOM**

Contemporary style white suite comprising panelled bath with shower over, w.c., wash hand basin, tiled splashbacks, Xpelair.

## **OUTSIDE**

1 designated car parking space in secure basement car park.

## **SERVICES**

Mains water, drainage and electricity. Electric heating. UPVC double glazing. Stairs and lift to all floors. Furniture included in the sale if required.

## **POSSESSION**

Leasehold. Management Company in place. 999 year lease from year 2008. Management fees: Approx. £1000 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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

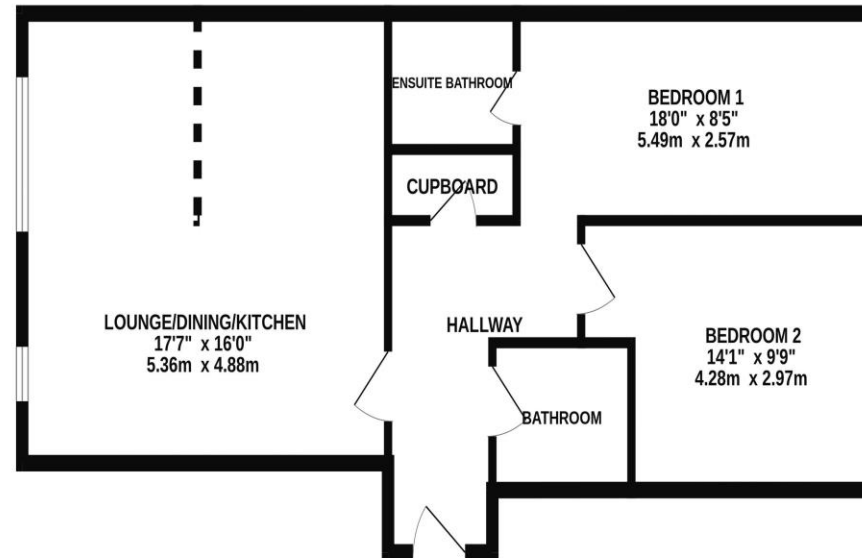
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GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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Since 1854



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