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5 Ellan Veen, College Green, Castletown, IM9 1BE  
**Asking Price £660,000**

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Top floor superior apartment in a luxury development of only 6 apartments, enjoying stunning panoramic views across Castletown Bay and towards the southern coastline. Ideally located and within easy walking distance of the centre of Castletown with its' historic castle and picturesque harbour. The immaculately presented accommodation includes 2 en-suite bedrooms, each with it's own dressing room, quality fully fitted kitchen, utility room, superb open plan living space which leads to a wonderful south-facing balcony with spectacular uninterrupted sea and coastal views. Designed to the most exacting standards and high specification, the apartment has a generous, secure double garage within the basement area accessed via lift and stairs. The famous links golf course at Derbyhaven and Ronaldsway airport are both within easy reach of the apartments. Offered with no onward chain and to include furniture.







## LOCATION

Travelling on the A5 from Port Erin to Castletown continue straight ahead at the traffic lights and left at the roundabout into Victoria Road. Take the 2nd exit at the next roundabout into Shore Road and continue to the junction with The Promenade where Ellan Veen is immediately ahead to your right.

## ENTRANCE HALL

Generous and light hallway with illuminated floor level lighting.

## UTILITIES CUPBOARD

Housing Megaflo system, consumer unit, immersion, telecommunications/data system and lighting system.

## CLOAKROOM

White Roca wash hand basin and w.c., Xpelair, tiled floor.

## STORE CUPBOARD

## KITCHEN

11' 2" x 7' 2" (3.40m x 2.18m)

Excellent range of modern cream wall and base units with black granite worktops incorporating 1 ½ stainless steel sink unit, drainage grooves and stainless steel trivet, stainless steel mixer tap, matching splashback, built in double oven, ceramic hob, stainless steel and glass cooker hood above, integrated fridge/freezer, multiple power sockets, under counter lighting.

## UTILITY ROOM

6' 9" x 4' 9" (2.06m x 1.45m)

Range of cream gloss wall and base units with contrasting worktop incorporating stainless steel sink unit, integrated washing machine.

## OPEN PLAN LOUNGE/DINING ROOM

25' 3" x 14' 1" (7.69m x 4.29m)

Fabulous open plan living space with full height windows. Underfloor heating and air conditioning control panels. Marble floor tiles run through the dining area and carpet flooring to the lounge. French doors leading to:

## BALCONY

Enclosed, sheltered and south facing balcony with commanding sea and coastal views. Glass balustrade to surround.

## BEDROOM 1

16' 4" x 9' 9" (4.97m x 2.97m)

Dual aspect windows with uninterrupted sea views. Underfloor heating controls. Door to:

## WALK IN DRESSING ROOM

8' 9" x 8' 2" (2.66m x 2.49m)

Excellent dressing area with quality built-in wall of wardrobes with sliding doors.

## EN-SUITE SHOWER ROOM

9' 2" x 8' 2" (2.79m x 2.49m)

Large walk in wet room, glazed screen, rainfall shower head, wash hand basin set in attractive

oak unit with storage below, low level w.c. with hidden flush, chrome ladder style radiator, fully tiled walls, illuminated mirror and glass shelf below. Underfloor heating controls.

## BEDROOM 2

16' 4" x 9' 9" (4.97m x 2.97m)

Generous double with outstanding sea and coastal views. Underfloor heating controls. Door to:

## WALK IN DRESSING ROOM

8' 9" x 8' 2" (2.66m x 2.49m)

Quality built-in wall of wardrobes with sliding doors.

## EN-SUITE BATHROOM

9' 2" x 8' 2" (2.79m x 2.49m)

Stunning quality suite comprising freestanding oval bath mounted on plinth with floor standing tap and shower attachment. Inset Roca wash hand basin set in oak storage unit, illuminated mirror with glass shelf, low level w.c. with hidden flush, chrome ladder style radiator. Underfloor heating controls and extractor fan. Fully tiled walls.

## BASEMENT

## EXTRA LARGE DOUBLE GARAGE

Electrically operated doors. Secure parking. Able to accommodate 2 large cars and plenty of extra space available to the rear for bikes/kayaks etc.

## **SERVICES**

Mains water, drainage and electricity.

The apartment has been finished to the highest standards with regard to prevention of sound transmission between apartments, marble and stone tiling, zoned electric under floor heating and energy-efficient mood lighting systems.

Inclusive of all furniture.

## **MANAGEMENT COMPANY**

Leasehold. Management Company in place. Remainder of 999 year lease. Management Fees approx £2,593.00 per annum. Dogs are not permitted.

## **POSSESSION**

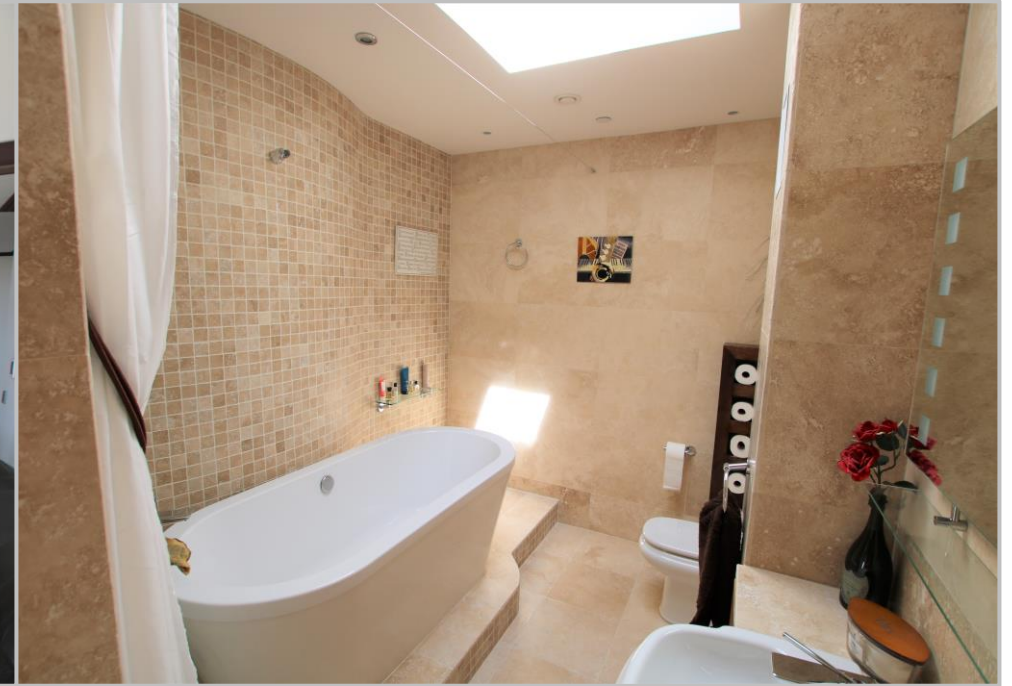
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#### DOUGLAS

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

#### RAMSEY

5-7 Market Hill  
Ramsey IM8 1JT  
T. 01624 812236  
E. ramsey@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.; Consultants: Keith Kerruish  
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