



www.chrystals.co.im

4 Orange Grove House, Orchard Road, Port Erin, IM9 6DJ

Asking Price £185,000

4 Orange Grove House, Orchard Road, Port Erin, IM9 6DJ

Asking Price £185,000

This well-maintained first-floor apartment enjoys pleasant distant sea views and a superb central location, offering easy access to all Port Erin amenities, shops, and the beach. The accommodation comprises a dining kitchen leading through to a comfortable lounge, two double bedrooms, and bathroom. The property also benefits from an allocated parking space to the rear of the building. No onward chain.



LOCATION

Travelling into Port Erin on Station Road from the Four Roads roundabout turn right into Bridson Street, opposite the garage. Turn left into Orchard Road and the apartments can be found on the left hand side.

COMMUNAL ENTRANCE

Staircase leading up to first floor.

HALLWAY

Entry phone, built-in store cupboard.

DINING KITCHEN

14' 3" x 7' 5" (4.34m x 2.26m)

Well fitted dining kitchen with a good range of white fronted wall and base units with contrasting worktops incorporating electric oven, ceramic hob, stainless steel sink unit, cooker hood, fridge/freezer, plumbed for washing machine. Laminate flooring, spotlights. Gas central heating boiler. Opening to:

LOUNGE

12' 0" x 10' 10" (3.65m x 3.30m)

Bright and airy room with distant sea views.

BEDROOM 2

12' 2" x 6' 9" (3.71m x 2.06m)

Front aspect. Distant sea views.

BEDROOM 1

14' 2" x 9' 4" (4.31m x 2.84m)

Good sized double bedroom. Rear aspect.

BATHROOM

White suite comprising panelled bath with shower over, wash hand basin, mirrored cupboard, w.c., chrome ladder style heated towel rail. Half tiled walls, laminate flooring. Xpelair.

OUTSIDE

1 Designated parking space.

SERVICES

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

POSSESSION

Leasehold. Remainder of 999 year lease. Management Company in place. Management Fees £1950 per annum (incl. ground rent). No pets allowed. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. 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.





Since 1854



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: 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.
Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.