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

**Asking Price £185,000**

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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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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

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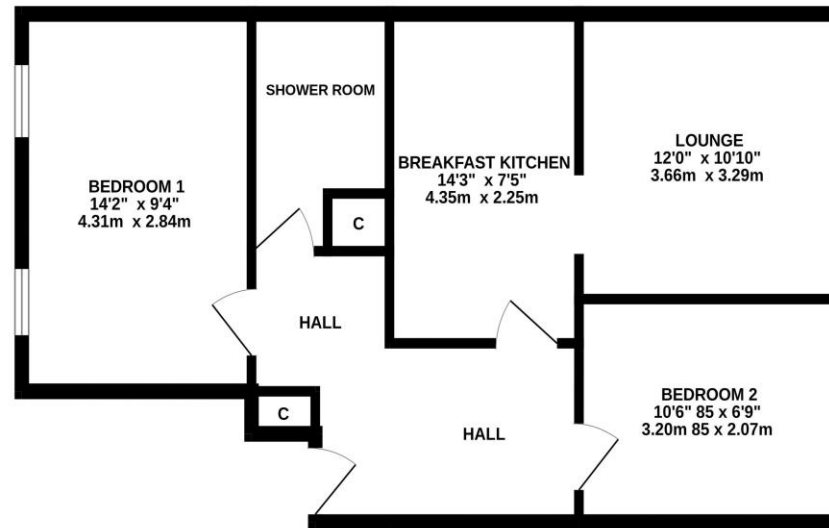








GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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