



ASKING PRICE

£219,950

THE DETAILS



9 Royal Shore Apartments
Port Erin
£219,950

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

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THE DESCRIPTION

- Modern Second Floor Apartment within Royal Shore
- Located just a stones throw of Port Erin beach and the towns local amenities
- Open-plan Kitchen, Diner, Lounge
- Good size double Bedroom with fitted wardrobes, Modern Bathroom
- Separate walk in Utility Cupboard
- Double Glazed, Electric heating
- Allocated parking for one vehicle
- Distant rural views
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer 9 Royal Shore Apartments to the market. This modern second floor apartment is situated withing the Royal Shore development on the seafront in Port Erin.

Upon entering the communal area of Royal Shore continue through to the landscaped courtyard where the communal entrance to apartments 1-11 can be found. A door leads into the communal staircase with a lift to all floors. Apartment 9 can be found on the second floor. Upon entering the apartment there is a spacious entrance hall with a door at the end providing access to the large open-plan lounge, diner and kitchen. The kitchen is fitted with a range of modern high gloss wall and base units with stone worktops, integrated fridge freezer, oven, hob and dishwasher. Wood effect flooring throughout the hallway and living space. Large floor to ceiling picture window with distant rural views. There is a good sized double bedroom with a floor to ceiling picture window with rural views and a large fitted double wardrobe with mirrored sliding doors. The bathroom is situated off the entrance hall and fitted with a modern suite comprising of a bath with shower over, wash hand basin with mirrored vanity unit above and WC, fully tiled walls and floors. Lastly off the entrance hall is the walk in utility cupboard which houses the hot water cylinder and space and plumbing for a washing machine or tumble dryer, and ample storage space.



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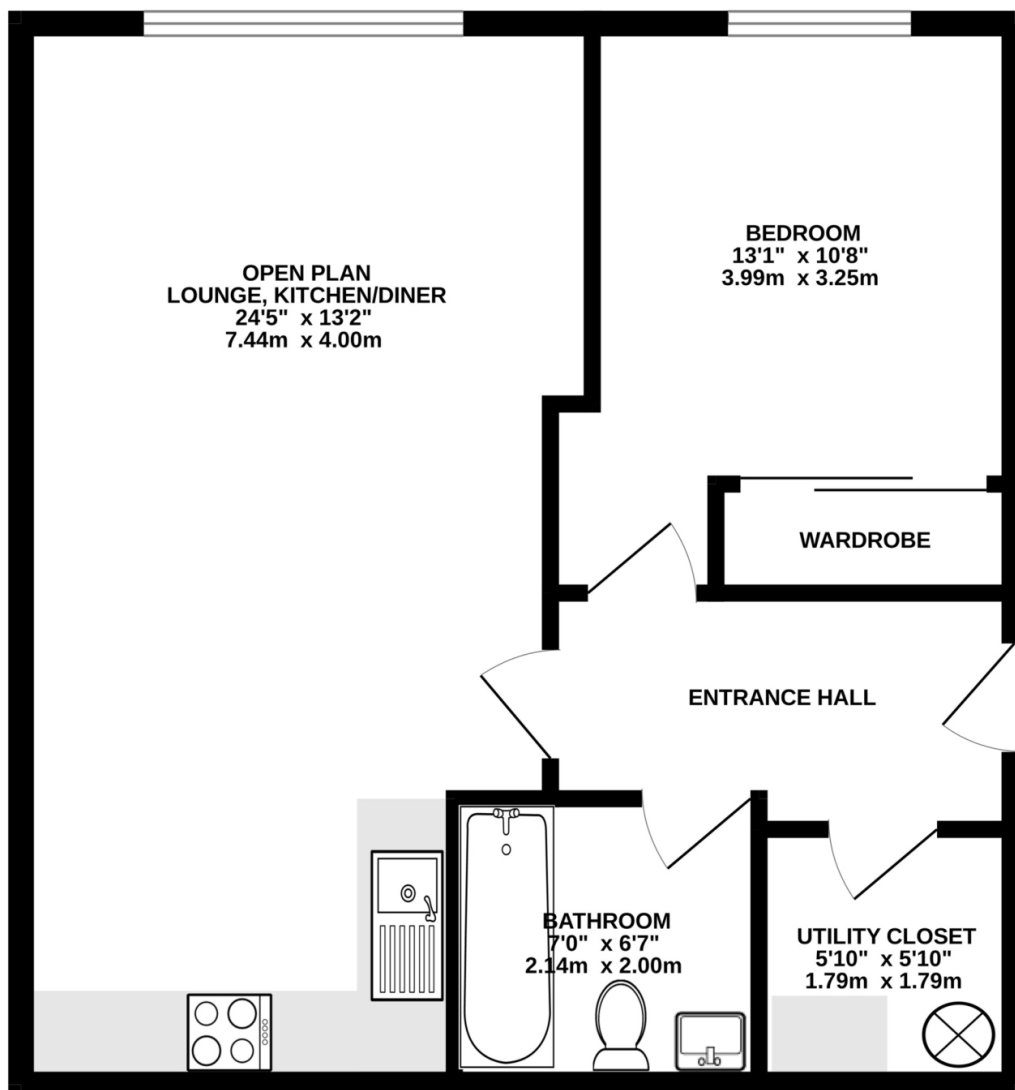
In addition to the apartment, the parking area within Royal Shore secure and gated apartment 9 will be allocated one space. There are visitors' parking spaces outside the development and on Port Erin Promenade. I don't know if that's a name of that road. We need to check the name of the road, whether it is the promenade that comes all the way up. Stepping out with the Royal Shore Development, you're literally just a couple of hundred yards from Port Erin Beach. With local amenities, such as the cosy Nook, Coffee Shop, and Cafe Tes goes with it and is within a five minute walk and as well as Port Erin Town Centre, where bus routes are frequent, giving easy access to Ronald's Way Airport and beyond to Douglas. Properties to be sold with no onward chain. Please call that Grace Cowley for a viewing.

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FLOORPLAN

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.8 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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