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4 Strand House, Strand Road, Port Erin, IM9 6HE
Asking Price £197,950

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A bright and airy 2 bedroomed second floor apartment, situated on the beachfront, enjoying superb views over Port Erin Bay and beach. Accommodation comprises open plan lounge/kitchen, utility, 2 double bedrooms, en-suite shower room and bathroom. The property is offered with no onward chain.



LOCATION

Travelling through Port Erin along Station Road, turn left into Strand Road and proceed down the hill towards the beach. Strand House is on the left hand side, with the apartments above the Veterinary Surgery.

COMMUNAL ENTRANCE HALLWAY

Postboxes. Staircase to all floors (no lift).

HALLWAY

Tall modern radiator.

LOUNGE/KITCHEN

25' 0" x 14' 0" (7.61m x 4.26m)

Fabulous sea and beach views. Kitchen with Callerton Berkley designer birch wood kitchen with walnut features and black honed granite worktops incorporating Miele stainless steel combination oven, Miele warming drawer, Bosch stainless steel silent running dishwasher, LG side by side American style fridge/freezer, Franke 1½ bowl undermount combination sink, Neff ceramic Domino hob, 2 x Baumatic Domino induction hobs.

BEDROOM 1

8' 1" x 14' 5" (2.46m x 4.39m)

Wall of built-in cupboards. Sliding door to:

EN-SUITE SHOWER ROOM

Tiled shower cubicle, w.c., wash hand basin, tiled walls, chrome ladder style towel rail.

BEDROOM 2

12' 6" x 8' 9" (3.81m x 2.66m)

BATHROOM

Curved shower bath with shower over, oval wash hand basin in modern vanity unit, w.c., tiled floor, chrome ladder style towel rail, Large cupboard with Vaillant gas central heating boiler.

UTILITY

Radiator, washing machine.

SERVICES

Mains water, drainage and electricity. Gas central heating. Double glazing.

MANAGEMENT COMPANY

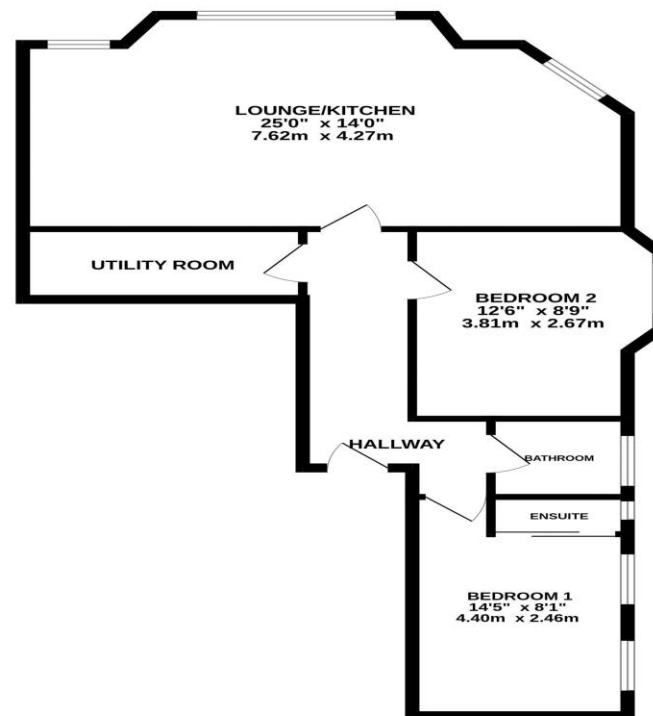
Active Management Company in place. Management Fees approximately £1,000 per annum including ground rent. 999 year lease which ends 11th April 2987. There are no restrictions on pets.

POSSESSION

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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







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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