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10 Carrick Court, Bay View Road, Port St Mary, IM9 5AL
Asking Price £329,000

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A super first floor apartment overlooking Port St Mary harbour, with fabulous uninterrupted sea and coastal views. Located in the heart of the village, convenient for all amenities. Accommodation comprises lounge with large balcony off, dining area, fitted kitchen, 2 double bedrooms and bathroom. There is a communal laundry area and a designated car parking space opposite the main building. Stair and lift access.



LOCATION

Travelling out of Port Erin along Station Road, turn right at the Four Roads roundabout towards Port St Mary. Proceed straight ahead, passing the shops on the right hand side. Carrick Court can be found on the left hand side.

ENTRANCE PORCH

LOUNGE

16' 9" x 13' 0" (5.10m x 3.96m)

High ceilings. Door to:

BALCONY

Fabulous large wrap around balcony, superb panoramic sea and coastal views. Power points.

DINING AREA

17' 7" x 8' 8" (5.36m x 2.64m)

KITCHEN

16' 9" x 9' 0" (5.10m x 2.74m)

Excellent range of base and wall units with contrasting worktops incorporating breakfast bar, ceramic sink unit, 4 ring electric hob, extractor fan, eye level oven and microwave, integrated fridge-freezer, dishwasher and wine cooler. Picturesque sea and harbour views.

BEDROOM 1

14' 8" x 9' 7" (4.47m x 2.92m)

BEDROOM 2

14' 8" x 9' 0" (4.47m x 2.74m)

Walk-in storage cupboard.

INNER HALL

BATHROOM

Modern 'Heritage' style suite comprising roll top bath with shower above, wash hand basin in vanity unit, bidet and w.c. Tiled floor.

COMMUNAL LAUNDRY ROOM

Storage area.

OUTSIDE

Allocated parking space in car park opposite main building.

SERVICES

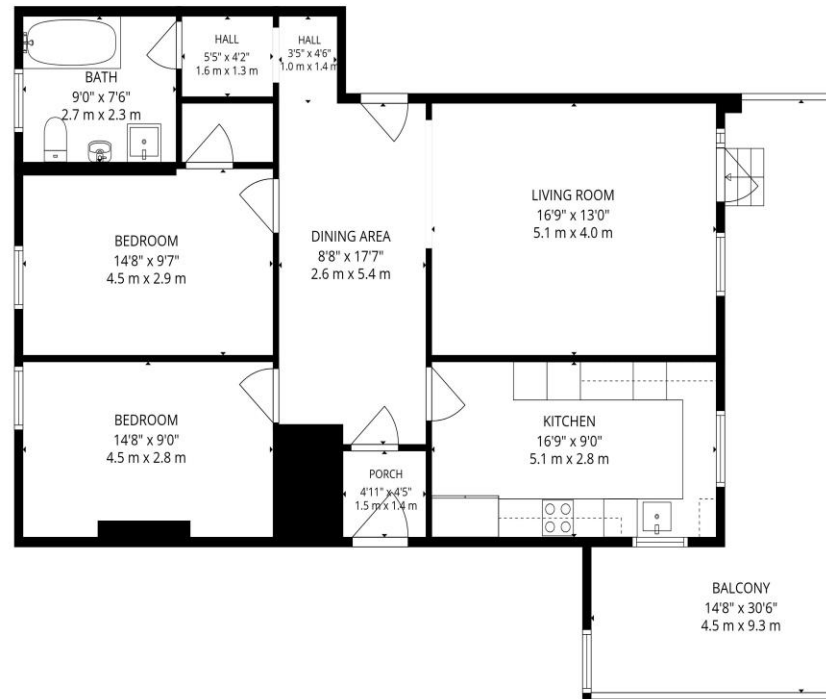
Mains water, drainage and electricity. Gas central heating. uPVC double glazing.

POSSESSION

Leasehold. Management Company in place. Management Fees approx. £2,025.73 per annum (includes electricity in the laundry room, washer, dryer and extra storage). Remainder of 999 year lease. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.







Total: 973 sq. Ft, 90 m2

1st Floor: 973 sq. Ft, 90 m2

Excluded Areas: Porch: 22 sq. Ft, 2 M2, Balcony: 268 sq. Ft, 25 M2, Walls: 71 sq. Ft, 7 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Since 1854



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