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5 Imperial Heights, The Promenade, Port Erin, IM9 6LH
Asking Price £649,000

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Exceptional modern first-floor apartment, finished to a high specification and enjoying an elevated position with spectacular panoramic views over Port Erin Bay. Bright and spacious throughout, the beautifully designed accommodation takes full advantage of its stunning setting and is just a short walk from the golf course, beach, village shops, transport links and all the amenities of Port Erin. The accommodation comprises a generous open-plan lounge/dining area, kitchen, three bedrooms, en-suite shower room, a family bathroom and a w.c. There is a large balcony, accessed from both the lounge and principal bedroom, enjoys exceptional sea views. The property also benefits from an allocated parking space and a private storage unit. No onward chain.



LOCATION

Travelling through Port Erin along Station Road, bear right onto The Promenade. Proceed up the hill and Imperial Heights is on the right hand side.

COMMUNAL ENTRANCE

Stairs and lift to all floors.

HALLWAY

17' 5" x 5' 2" (5.30m x 1.57m)

Intercom. Spacious entrance hallway with laundry cupboard offering hanging and drying space, washing machine and dryer.

BEDROOM 3

10' 3" x 9' 10" (3.12m x 2.99m)

CLOAKROOM

10' 4" x 6' 5" (3.15m x 1.95m)

Comprising wash hand basin in unit, w.c. and bidet. Tiled walls and floor, chrome ladder style heated towel rail. Fitted mirrored units.

BEDROOM 2

13' 4" x 14' 11" (4.06m x 4.54m)

Good sized double bedroom. Built-in wardrobes.

EN-SUITE SHOWER ROOM

6' 4" x 4' 11" (1.93m x 1.50m)

White suite comprising large, enclosed shower unit, wash hand basin in unit, w.c., mirror and mirrored cupboard unit.

BEDROOM 1

22' 11" x 13' 3" (6.98m x 4.04m)

Direct sea views. Built-in wardrobes. Door to balcony to enjoy the fabulous outlook.

BALCONY

14' 1" x 6' 10" (4.29m x 2.08m)

Super open balcony offering unparalleled views over Port Erin Bay and towards Bradda Head.

DRESSING ROOM

6' 7" x 4' 11" (2.01m x 1.50m)

Built-in rails and drawers.

EN-SUITE BATHROOM

8' 7" x 6' 10" (2.61m x 2.08m)

White suite comprising bath with shower over, wash hand basin in unit, w.c. Mirror and mirrored cupboard. Chrome ladders tyle heated towel rail.

KITCHEN

14' 11" x 10' 8" (4.54m x 3.25m)

Cream wall and base units with contrasting worktops incorporating double oven, ceramic hob, cooker hood, waste disposal sink unit, dishwasher, double fridge freezer. Opening through to lounge/dining area. Fabulous views.

LOUNGE/DINING

19' 0" x 26' 3" (5.8m x 8m)

Breakfast bar. Fabulous sized room with living flame fireplace. Wonderful sea and coastal views. Door to balcony.

OUTSIDE

Allocated parking space number 10 in outside car park. Storage unit in secure parking area in

garage to the rear of space number 18 parking place.

SERVICES

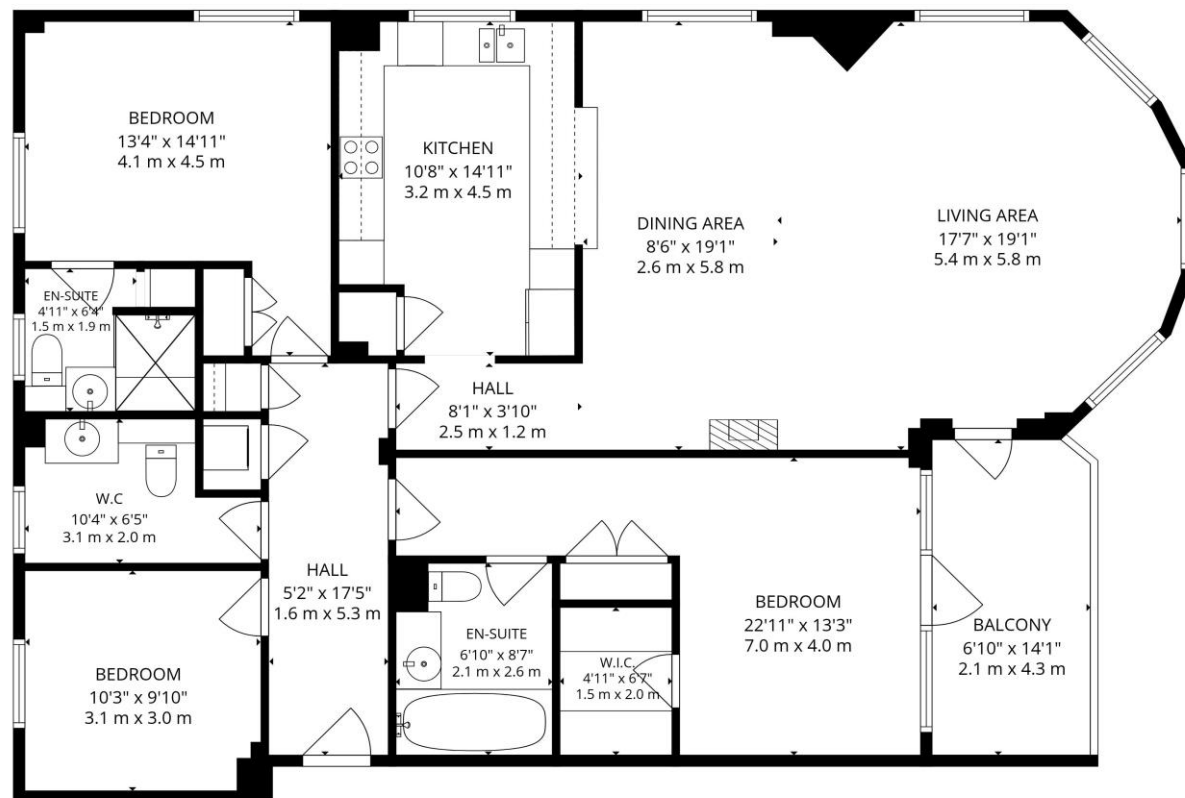
Mains water, drainage and electricity. Metered gas-fired central heating and hot water from communal supply. Underfloor heating in the bathrooms. Fibre Broadband installed. Inclusions All fitted carpets and curtains. NO PETS ALLOWED

POSSESSION

Leasehold. 999 year lease from 2009. Management Company in place. Management Fees £5,524 per annum. NO PETS ALLOWED. No onward chain. Vacant possession on completion of purchase. 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: 1468 sq. Ft, 136 m2
 1st Floor: 1468 sq. Ft, 136 m2
 Excluded Areas: Balcony: 96 sq. Ft, 9 M2, Walls: 87 sq. Ft, 8 m2

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

Since 1854



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