



www.chrystals.co.im

11 Imperial Heights, The Promenade, Port Erin, IM9 6LH
Asking Price £665,000

11 Imperial Heights, The Promenade, Port Erin, IM9 6LH

Asking Price £665,000

Stunning modern third floor apartment built to an exacting specification and design, situated in a fabulous, elevated location overlooking Port Erin Bay. The light airy accommodation enjoys magnificent panoramic sea and coastal views. Just minutes' walk away from the golf course, beach, shops, transport links and all amenities of Port Erin, with super coastal walks on your doorstep. Accommodation comprises spacious open plan lounge/dining area, kitchen, 3 bedrooms, 2 en-suites and bathroom. A large balcony accessed from both the lounge and main bedroom make the most of the fantastic location and unrivalled views. The property includes 2 allocated underground parking spaces and store.



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

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

BEDROOM 3

10' 0" x 10' 2" (3.05m x 3.10m)

BATHROOM

BEDROOM 2

13' 3" x 10' 3" (4.04m x 3.12m)

Lovely views to beach. Built-in wardrobes.

EN-SUITE SHOWER ROOM

BEDROOM 1

11' 0" x 12' 6" (3.35m x 3.81m)

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

BALCONY

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

DRESSING ROOM

Built-in rails and drawers.

EN-SUITE BATHROOM

KITCHEN

13' 10" x 9' 6" (4.21m x 2.89m)

Fabulous views towards Chapel Bay. Neff double oven, ceramic hob.

LOUNGE/DINING

26' 3" x 19' 0" (7.99m x 5.79m)

Breakfast bar. Excellent sea views. Door to balcony.

SERVICES

Mains water, drainage and electricity. 2 allocated parking spaces (No's 4 & 11) in basement car park. Store. Metered gas-fired central heating and hot water from communal supply.

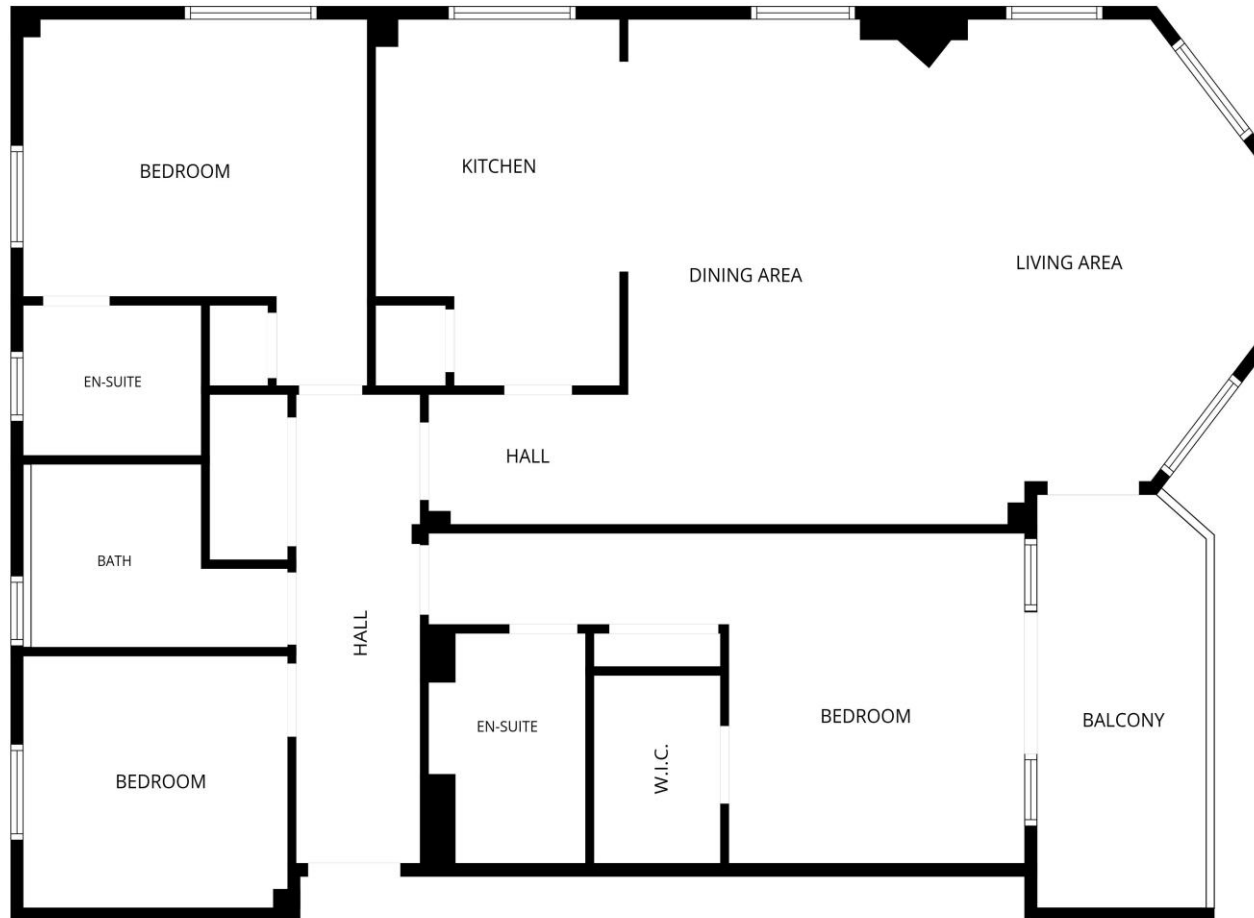
POSSESSION

Leasehold. 999 year lease from 2009. Management Company in place. Management Fees £5,138.94 per annum. 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.







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

Since 1854



DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.
Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.