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2C Milner Towers, The Promenade, Port Erin, IM9 6AG
Asking price £385,000

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A modern second floor, 2 bedroom purpose built apartment in the heart of Port Erin with stunning views across Port Erin Bay towards Bradda Head. Offering a spacious open-plan lounge/dining area, modern kitchen, 2 double bedrooms with en-suites, store room and a single garage. Ideally positioned within the village, this attractive apartment combines contemporary living with exceptional coastal views.



LOCATION

Travelling through Port Erin along Station Road, bear right onto The Promenade and Milner Towers is situated on the right hand side corner.

COMMUNAL ENTRANCE PORCH

Individual private post boxes. Intercom.

COMMUNAL ENTRANCE HALLWAY

Lift and stairs to all floors. Rear access door to parking/garages. Private store room.

APARTMENT HALLWAY

16' 0" x 12' 6" (4.87m x 3.81m)

Store cupboard. Intercom.

OPEN PLAN

LOUNGE/DINING/KITCHEN

Superb spacious room with panoramic sea and coastal views over Port Erin Bay towards Bradda Head.

LOUNGE

18' 5" x 12' 11" (5.61m x 3.93m)

DINING AREA

13' 7" x 10' 2" (4.14m x 3.10m)

KITCHEN

20' 8" x 8' 8" (6.29m x 2.64m)

Newly installed kitchen with sea grass green gloss units and gloss worktops, new integral dishwasher, washer/dryer, stainless steel oven, microwave, Quooker tap, induction hob, cooker hood and fridge/freezer. Door to:

BALCONY

6' 3" x 5' 6" (1.90m x 1.68m)

Fabulous outlook across the beach and harbour towards Bradda Head.

BEDROOM 1

13' 10" x 12' 0" (4.21m x 3.65m)

Built-in wardrobe. Cupboard housing Gas central heating boiler.

EN-SUITE BATHROOM

8' 8" x 7' 8" (2.64m x 2.34m)

White suite comprising panelled bath with shower over, chrome towel rail, w.c., wash hand basin in unit. Tiled walls.

BEDROOM 2

9' 11" x 8' 8" (3.02m x 2.64m)

Built-in wardrobe.

EN-SUITE SHOWER

8' 8" x 6' 7" (2.64m x 2.01m)

White suite comprising shower tub with shower over, glazed screen, w.c., wash hand basin in fitted furniture and tiled walls.

OUTSIDE

STORE ROOM

9' 8" x 3' 6" (2.94m x 1.07m)

Located in main communal entrance hallway. Fitted shelving.

SINGLE GARAGE

18' 4" x 11' 0" (5.58m x 3.35m)

Newly fitted electric up and over door.

SERVICES

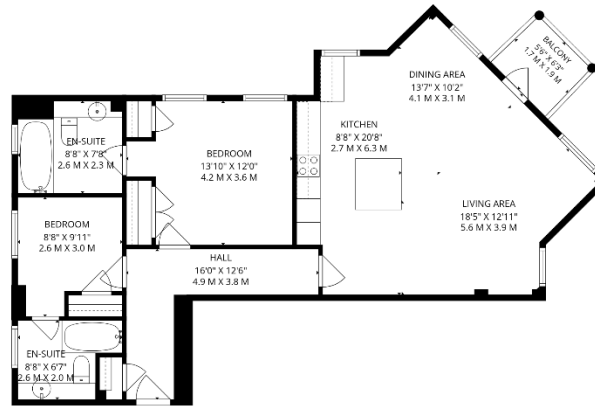
Mains water, drainage and electricity. Gas central heating. Newly fitted triple glazed uPVC windows.

POSSESSION

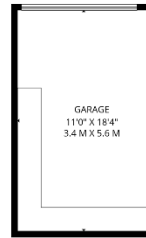
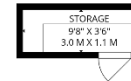
Leasehold. Active management company in place. Set at £3,500 per, annum includes £1,000 towards healthy sink fund. Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have 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.







1ST FLOOR



GARAGE & STORAGE

Total: 915 sq. Ft, 85 m2

Garage & Storage: 0 sq. Ft, 0 M2, 1st Floor: 915 sq. Ft, 85 m2

Excluded Areas: Garage: 202 sq. Ft, 19 M2, Storage: 34 sq. Ft, 3 M2, Balcony: 35 sq. Ft, 3 M2, Walls: 119 sq. Ft, 12 m2

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



Since 1854



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