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3D Princess Towers, The Promenade, Port Erin, IM9 6LH

Asking Price £335,000

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Superb second floor seafront apartment with stunning views over Port Erin Bay and towards Bradda Head. Accommodation comprises large entrance hallway, generous lounge/dining, sundeck, kitchen, 2 bedrooms and 2 en-suites. There is a secure parking space in basement. No onward chain.



LOCATION

Travelling through Port Erin on Station Road, bear right onto The Promenade. Proceed ahead and Princess Towers can be found along on the right hand side.

COMMUNAL ENTRANCE

Intercom. Individual apartment post boxes.

COMMUNAL HALLWAY

Stairs and lift to all floors.

APARTMENT ENTRANCE HALLWAY

Large hallway with built-in store cupboards. Intercom.

KITCHEN

10' 5" x 13' 3" (3.17m x 4.04m)

Good range of white fronted wall and base units with contrasting worktops, electric hob and oven, sink unit, freestanding fridge/freezer, washing machine, dishwasher. Open hatch to lounge/dining.

LOUNGE/DINING

19' 0" x 21' 3" (5.79m x 6.47m)

Large impressive room with fabulous outlook. Stunning views over Port Erin Bay and towards Bradda Head. Built-in cupboard housing hot water tank. Glass doors to:

SUNDECK

6' 0" x 5' 6" (1.83m x 1.68m)

Panoramic views over the bay, harbour and towards Bradda Head.

BEDROOM 1

11' 4" x 12' 7" (3.45m x 3.83m)

Double bedroom with built-in wardrobes. Side aspect.

EN-SUITE BATHROOM

Well fitted suite comprising panelled bath with shower over, w.c., wash hand basin, tiled walls.

BEDROOM 2

10' 6" x 9' 3" (3.20m x 2.82m)

Built-in wardrobe. Side aspect.

EN-SUITE SHOWER ROOM

Shower cubicle, w.c., wash hand basin, fully tiled walls.

OUTSIDE

1 Secure parking space in basement.

SERVICES

Mains water, drainage and electricity. Electric central heating.

POSSESSION

Leasehold. Remainder of 999 year lease (set up in the year 2000) Management Company in place with annual fees of approx. £2000. Windows are the responsibility of individual apartment owners. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.





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Since 1854



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