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3 Erin Court, Rowany Drive, Port Erin, IM9 6LN  
**Asking Price £280,000**

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Superb first floor seafront apartment with excellent views over Port Erin Bay and towards Bradda Head and Golf Course. Accommodation comprises generous lounge, sun room enjoying the excellent outlook, dining kitchen, 2 bedrooms and 2 en-suites. Outside is a single garage and communal garden area. No onward chain.



## LOCATION

Travelling into Port Erin along Station Road, bear right onto The Promenade. Travel straight ahead, up the hill, and Erin Court can be found on the right hand side corner of Rowany Drive.

## COMMUNAL HALLWAY

Staircase up to first floor.

## ENTRANCE HALL

Good sized hallway with built-in cloaks cupboard and storage cupboard. Cupboard housing Vaillant gas central heating boiler.

## BEDROOM 2

11' 6" x 8' 3" (3.50m x 2.51m)

Built-in wardrobes.

## EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, w.c., wash hand basin, tiled splashbacks.

## BEDROOM 1

11' 2" x 10' 4" (3.40m x 3.15m)

Lovely open views towards Bradda Head and Rowany Golf Course.

## EN SUITE SHOWER ROOM

Suite comprising shower, w.c., wash hand basin, tiled splashbacks.

## LOUNGE

18' 9" x 15' 6" (5.71m x 4.72m)

Superb light and airy room with excellent views over Port Erin Bay and towards Bradda Head. Sliding patio doors to:

## SUN ROOM

11' 0" x 6' 2" (3.35m x 1.88m)

Stunning sea views.

## DINING KITCHEN

18' 9" x 8' 4" (5.71m x 2.54m)

Good range of fitted white gloss wall and base units with contrasting worktops, incorporating integral fridge/freezer, integral washing machine/dryer, ceramic hob, electric oven, stainless steel sink unit. Super sea and beach views.

## OUTSIDE

Communal garden area.

## GARAGE

Single garage with up and over door. Power & lighting. Water connection.

## MANAGEMENT COMPANY

Management company in place. Remainder of 999 year lease - expiring 3021. Management fees approx £340 per quarter.

## SERVICES

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

## POSSESSION

Leasehold. Vacant possession on completion of purchase. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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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