



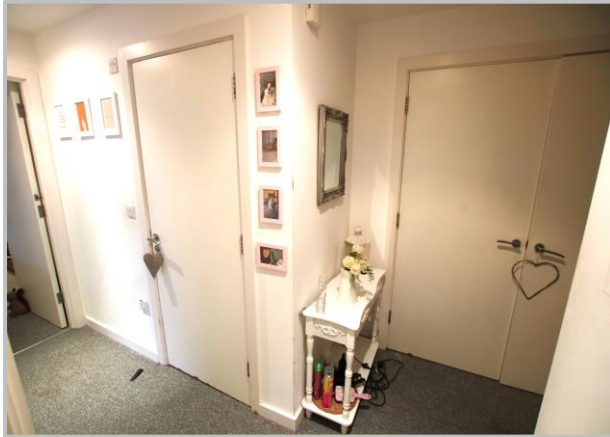
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3 Castle Court, Farrants Way, Castletown, IM9 1PE
Asking Price £209,000

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Spacious ground floor purpose built apartment, conveniently located in the heart of Castletown, with shops and amenities just minutes' walk away. The accommodation comprises large open plan lounge/dining/kitchen, 2 bedrooms and bathroom. Outside there is an allocated parking space. No onward chain.





LOCATION

Travelling into Castletown from Port Erin on the A5, proceed onto bypass and turn right into Arbory Road. Follow the road past the schools and bear right into Farrants Way. Castle Court Apartments are situated on the right hand side.

COMMUNAL ENTRANCE

Entry phone. Private post boxes.

HALL

Large built in cupboard housing Megaflor system, plumbed for washing machine. Built-in storage cupboard.

LOUNGE/DINING/KITCHEN

21' 0" x 14' 11" (6.40m x 4.54m)

Open plan living space. Great range of contrasting wall and base units with contrasting worktops, incorporating stainless steel sink unit, electric oven, ceramic hob, stainless steel cooker hood, integral fridge/freezer, stainless steel splashbacks, downlighters.

BEDROOM 1

10' 9" x 10' 6" (3.27m x 3.20m)

BEDROOM 2 / STUDY

10' 9" x 6' 0" (3.27m x 1.83m)

BATHROOM

White modern suite comprising panelled bath with attachment shower over, w.c., with concealed cistern, wash hand basin, chrome ladder style towel rail, fully tiled walls and floor, downlighters, Xpelair. Built-in cupboard.

OUTSIDE

1 Designated parking space.

SERVICES

Mains water, drainage and electricity. Electric storage heating. uPVC double glazing.

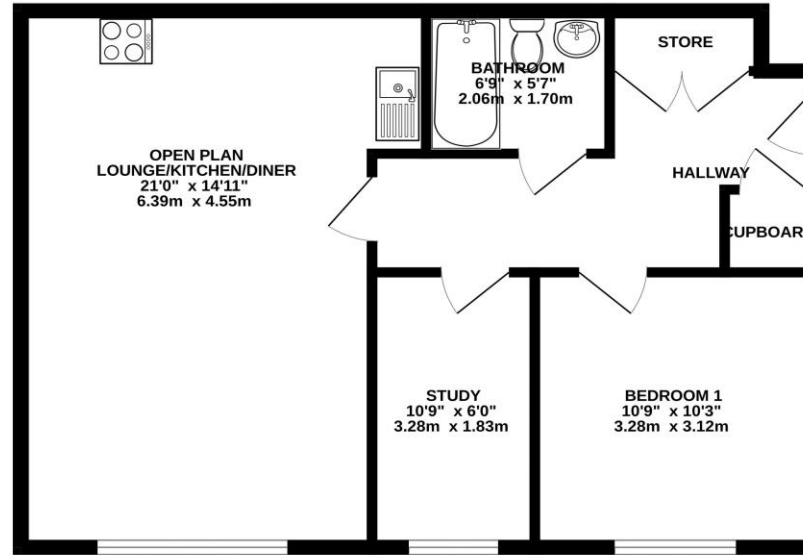
POSSESSION

Leasehold. Remainder of 999 year lease. Management Company in place with management fees Approx £900 per annum. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.





GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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