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Flat 2, Ranmoor, Port St Mary, IM9 5DP  
**Asking Price £168,000**

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Suitable for cash buyers. First floor, split level apartment, located just a minute's walk from the harbour. The generous accommodation comprises open plan lounge, dining and kitchen, 2 double bedrooms and bathroom. Ideal lock-up and leave or investment property. No onward chain.





## LOCATION

Travelling into Port St Mary along Bay View Road, bear right at the one way system into Park Road. Take the first left and left again onto the High Street. Ranmoor can be found on the left hand side.

## **MAIN FRONT ENTRANCE**

## **COMMUNAL HALLWAY**

Staircase to first floor.

## **APARTMENT ENTRANCE**

## **LANDING**

Staircase to second floor. Door to:

## **BEDROOM 2**

22' 6" x 13' 5" (6.86m x 4.09m)

## **SECOND FLOOR**

## **LANDING**

Velux.

## **OPEN PLAN**

### **LOUNGE/DINING/KITCHEN**

17' 2" x 19' 11" (5.24m x 6.08m)

Well fitted kitchen with white gloss wall and base units with contrasting worktops, incorporating stainless steel sink unit, fridge/freezer, gas hob, electric oven, stainless steel cooker hood, tiled splashbacks, feature oak shelf. Store cupboard housing dryer. Superb large 'A' frame beam. Oak flooring in kitchen. Velux. Glimpses of the sea!

## **BEDROOM 1**

12' 1" x 18' 10" (3.68m x 5.73m)

Large 'A' frame beam. Pleasant views towards Port St Mary Golf Course. Cupboard housing Gloworm gas central heating boiler.

## **BATHROOM**

White suite comprising panelled bath with shower attachment, glazed screen, w.c., wash hand basin, tiled walls. Xpelair.

## **SERVICES**

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

## **POSSESSION**

Leasehold. Vacant possession on completion. No onward chain. No Management Company in place. £50 ground rent and £250 building insurance per annum.

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