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14 Cherry Orchard, Port Erin, IM9 6AN
Asking Price £135,000

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Modern first floor apartment, conveniently situated in centre of Port Erin. Spacious open plan lounge/dining/kitchen, 1 large double bedroom and shower room. Superbly presented throughout. Lift to all floors. Generous parking area.





LOCATION

Travelling into Port Erin along Castletown Road, turn 3rd right into Bridson Street (opposite the garage) and proceed ahead. The Cherry Orchard Apartments can be found along on the right hand side.

HALL

Good sized built-in storage cupboard. Karndean flooring.

OPEN PLAN

LOUNGE/KITCHEN/DINING

23' 7" x 11' 1" (7.20m x 3.39m)

Lovely open plan area. Superbly fitted kitchen comprising high gloss cream fronted wall and base units with contrasting wood effect worktops, incorporating stainless steel sink unit, Smeg ceramic hob, electric oven, extractor, additional oven, microwave, wine rack, large freestanding fridge, under-counter freezer, breakfast bar, 2 x stools and washing machine. Karndean flooring.

BEDROOM 1

16' 4" x 14' 2" (4.99m x 4.33m)

Large double bedroom. Good sized double built-in cupboard. Wall of wardrobes. Range of bedroom furniture.

SHOWER ROOM

Quality fitted suite comprising corner shower cubicle, wash hand basin in unit and mirror above, w.c., chrome ladder style heated towel rail, fully tiled walls and floor, Xpelair.

SERVICES

Mains water, drainage and electricity. PVC double glazing. Electric heating. Manx Telecom

Fibre ready. New front door and internal oak doors.

MANAGEMENT COMPANY

Management Company in place. New 999 year lease. Management Fees approximately £270 per month which includes heating and hot water (£70 discount if unoccupied). NO PETS ALLOWED. *** option to change to electric central heating and hot water - cost of approximately £2,000, which will result in Management Fees reducing to approximately £160 per month.

POSSESSION

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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

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