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Apartment 2, Ellan Veen, College Green, Castletown, IM9 1BE

**Asking Price £635,000**

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First floor superior apartment in a prestigious development enjoying stunning panoramic views across Castletown Bay and towards the southern coastline including Derbyhaven, the Langness Peninsula to the east, and Castletown Harbour and Scarlett Point to the west. There are 2 en-suite bedrooms, each with a dressing room, premium range fully fitted kitchen and utility room. The open plan living space leading to the sheltered balcony has spectacular uninterrupted sea and coastal views, a perfect all year sun trap for those lazy days. Designed to the most exacting standards, the apartment has a generous, secure double garage within the basement area accessed via lift and stairs. Ellan Veen apartments are ideally located within easy walking distance of the centre of Castletown with its historic castle and picturesque harbour. The Island's only private school, King William's College is a few minutes away on foot, the famous links golf course at Derbyhaven and Ronaldsway airport are both within easy reach of the apartments.







## LOCATION

Travelling on the A5 from Port Erin to Castletown continue straight ahead at the traffic lights and left at the roundabout into Victoria Road. Take the 2nd exit at the next roundabout into Shore Road and continue to the junction with The Promenade where Ellan Veen is immediately ahead to your right.

## **ENTRANCE HALL**

Illuminated floor level lighting.

## **UTILITIES CUPBOARD**

Housing Megaflo system, consumer unit, immersion, telecommunications/data system and lighting system, Travertine flooring.

## **CLOAKROOM**

Roca wash hand basin and w.c., Xpelair, Travertine flooring, tiled walls.

## **STORE CUPBOARD**

## **KITCHEN**

11' 2" x 7' 2" (3.40m x 2.18m) approx.

Excellent range of modern cream wall and base units with black granite worktops incorporating 1 ½ stainless steel sink unit, stainless steel mixer tap, drainage grooves to worktop. stainless steel worktop protectors, built in double oven, ceramic hob, stainless steel and glass cooker hood above, integrated fridge freezer, multiple power sockets, under- counter lighting,

## **UTILITY ROOM**

6' 9" x 4' 9" (2.06m x 1.45m) approx.

Range of cream gloss wall and base units with contrasting worktop incorporating stainless steel sink unit, washing machine and tumble dryer.

## **OPEN PLAN LOUNGE/DINING**

25' 3" x 14' 1" (7.69m x 4.29m) approx.

Superb living space with French doors leading out to south facing sea-side balcony with commanding sea and coastal views. Underfloor heating and air conditioning control panels. Marble floor tiles run through the dining area and carpet flooring to the lounge.

## **BEDROOM 1**

16' 4" x 9' 9" (4.97m x 2.97m)

Dual aspect windows with lovely sea views. Underfloor heating controls. Door to:

## **WALK- IN DRESSING ROOM**

8' 9" x 8' 2" (2.66m x 2.49m) approx.

Quality built-in wall of wardrobes with sliding doors.

## **EN-SUITE SHOWER ROOM**

9' 2" x 8' 2" (2.79m x 2.49m) approx.

Large walk in wet room, glazed screen, rainfall shower head, wash hand basin set in attractive oak unit with storage below, low level w.c. with hidden flush., chrome ladder style radiator, fully tiled walls, illuminated mirror and glass shelf below. Travertine flooring. Underfloor heating controls.

## **BEDROOM 2**

16' 4" x 9' 9" (4.97m x 2.97m) approx.

Excellent double with outstanding sea and coastal views. Underfloor heating controls. Door to:

## **WALK IN DRESSING ROOM**

8' 9" x 8' 2" (2.66m x 2.49m) approx.

Quality built-in wall of wardrobes with sliding doors.

## **EN-SUITE BATHROOM**

9' 2" x 8' 2" (2.79m x 2.49m) approx.

Freestanding oval bath mounted on plinth with floor standing tap and shower attachment. Inset Roca wash hand basin set in oak storage unit, illuminated mirror with glass shelf, low level w.c. with hidden flush, chrome ladder style radiator. Underfloor heating controls and extractor fan. Fully tiled walls, Travertine flooring.

## **BASEMENT**

## **EXTRA LARGE DOUBLE GARAGE**

Electrically operated doors. Able to accommodate 2 large cars and plenty of extra space available to the rear for bikes/kayaks etc.

## **SERVICES**

Mains water, drainage and electricity. The apartment has been finished to the highest standards with regard to prevention of sound transmission between apartments, marble and stone tiling, zoned electric under floor heating and energy-efficient mood lighting systems. N.B. Existing furniture package available through separate negotiation.

## **MANAGEMENT COMPANY**

Leasehold. Management Company in place. Remainder of 999 year lease. Management Fees approx £4,550 .00 per annum.

## **POSSESSION**

LEASEHOLD - Vacant possession on completion of purchase. 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.

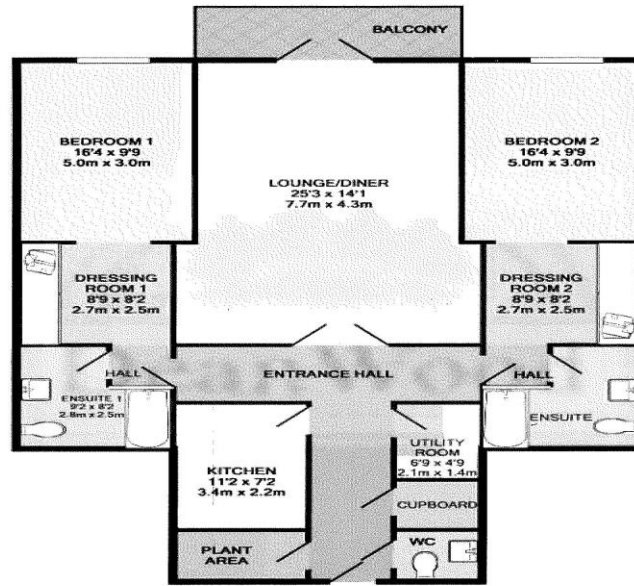








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TOTAL APPROX. FLOOR AREA 1370 SQ FT. (127.3 SQ M.)  
100 sq metres for identification purposes only.  
 Made with Metrolab (2016)

Since 1854



**DOUGLAS**  
 31 Victoria Street  
 Douglas IM1 2SE  
 T. 01624 623778  
 E. douglas@chrystals.co.im

**PORT ERIN**  
 23 Station Road  
 Port Erin IM9 6RA  
 T. 01624 833903  
 E. porterin@chrystals.co.im

**COMMERCIAL**  
 Douglas Office: 01624 625100, commercial@chrystals.co.im

**RENTALS**  
 Douglas Office: 01624 625300, douglasrentals@chrystals.co.im