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120 Cherry Orchard, Bridson Street, Port Erin, IM9 6AN

**Asking Price £129,000**

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Recently refurbished, this first floor apartment is conveniently situated in the heart of Port Erin with all shops, amenities and beach on your doorstep. The light and airy accommodation comprises lounge with door to balcony, newly fitted kitchen, bathroom and 2 double bedrooms. General parking area to rear. The property is offered with no onward chain.



## 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.

## ENTRANCE HALLWAY

## LOUNGE/DINING

10' 6" x 14' 7" (3.20m x 4.44m)

Light and airy room with door to outside balcony. Opening to:

## KITCHEN

6' 0" x 7' 3" (1.83m x 2.21m)

Newly fitted with good range of grey gloss fronted wall and base units with contrasting worktops incorporating stainless steel sink unit, ceramic hob, electric oven, washing machine, fridge, tiled splashbacks.

## BATHROOM

White suite comprising panelled bath with shower over, wash hand basin, w.c., tiled walls, fitted cabinet, mirror.

## BEDROOM 1

10' 4" x 15' 3" (3.15m x 4.64m)

## BEDROOM 2

7' 8" x 12' 2" (2.34m x 3.71m)

## OUTSIDE

Balcony with pleasant outlook. General parking area.

## 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.

## SERVICES

Mains water, drainage and electricity. PVC double glazing. Gas central heating. Manx Telecom Fibre ready.

## 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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

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Since 1854



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