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4 Brewery Wharf, Castletown, IM9 1ES
Asking Price £275,000

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Superbly presented, this large purpose built apartment is situated in a smart harbourside complex and located on the ground floor. with own private entrance. Accommodation comprises generous lounge/dining with doors leading to outside patio area, dining kitchen, 1 double bedroom with en-suite shower room, bathroom and integral garage/utility room. The property enjoys pleasant views over the harbour.





LOCATION

Travelling into Castletown from Port Erin, pass through the traffic lights and proceed straight ahead. At the next roundabout turn right into Victoria Road and continue almost to the bridge, to where Brewery Wharf is located on the left hand side.

PRIVATE APARTMENT FRONT DOOR

DINING KITCHEN

17' 8" x 15' 9" (5.38m x 4.80m)

Dining area: Built-in cupboards. Amtico flooring. Dining table and 4 chairs. Door to garage/utility room. Opening to: Kitchen area: Fabulous range of quality gloss white fronted wall and base units with Corian worktops incorporating 1 1/2 bowl sink unit, Tri-flow integral water filter, lighted glass fronted display cupboards, ceramic hob, stainless steel and glass cooker hood, double built-in electric oven and microwave, integral dishwasher, integral fridge/freezer, 2 x pull-out larger cupboards and tiled splashbacks. Downlighters. Under-counter lighting. Amtico flooring.

INTEGRAL GARAGE/UTILITY ROOM

16' 0" x 9' 2" (4.87m x 2.79m)

Converted to a utility room, fitted with a good range of wall and base units, mid tiling, stainless steel sink unit. Built-in cupboard housing gas central heating boiler, Megaflo pressurised hot water tank. Plumbing for washing machine and space for dryer.

INNER HALL

Door to rear hallway.

LOUNGE/DINING

28' 7" x 14' 6" (8.71m x 4.42m)

Lovely light room with French doors leading to outside patio area. Pleasant views overlooking the harbour.

BEDROOM 1

14' 0" x 12' 0" (4.26m x 3.65m)

Fitted wardrobes and bedside cabinets.

EN-SUITE SHOWER ROOM

Quality fitted suite with large corner shower cubicle with curved glazed door, w.c., wash hand basin, part tiled walls, Xpelair.

BATHROOM

Modern white suite comprising panelled bath with shower over and folding screen, w.c., wash hand basin in vanity unit, fully tiled floor and walls (underfloor heating), chrome heated towel rail. Downlighters. Xpelair.

OUTSIDE

Pretty paved patio area with views towards harbour. Direct access onto Victoria Road.

SERVICES

Mains water. drainage and electricity. Gas central heating.

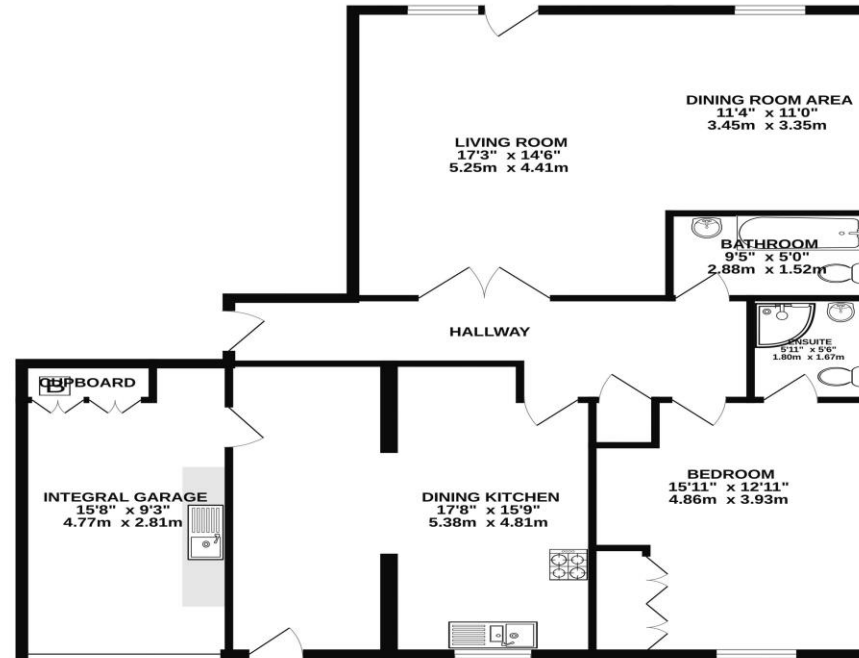
POSSESSION

Leasehold. Management Company in place. Remainder of 125 year lease. Management fees approx £1600 per annum. 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.





GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.



TOTAL FLOOR AREA: 1124 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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