

3 Edremony Court, Rowany Drive, Port Erin

Ref No DCP01104



PRICE £220,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

01624 825995

castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
ISLE OF MAN IM8 1AQ

01624 816111

ramsey@deanwood.co.im

DeanWood.im

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- Deceptively Spacious 2 Bedroom Ground Floor Apartment
- Highly Sought after Location, Stunning Views to Front and Rear
- Open Plan Lounge Dining Room
- Fitted Kitchen
- Modern Fitted Wet Room
- Conservatory with Access to Rear Gardens
- 2 Garages to Rear
- Ample Parking
- 999 Year Lease with Active Management Company and Sinking Fund in Place
- Offered For Sale with No Onward Chain
- Viewing Strongly Recommended to Fully Appreciate this Property

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To the front of the property is a paved garden area leading to enclosed entrance with exterior store beside. At the rear is a lawned garden area with shrubs to borders. Patio area adjoining the conservatory. Access to garages and parking.



The price is to include fitted floor coverings.

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DIRECTIONS TO PROPERTY:

On entering Port Erin from the Four Roads roundabout along Castletown Road proceed through the village, turning right onto the Promenade. Continue along the promenade and upon reaching the Rowany Golf Course, turn right into Rowany Drive. Edremony Court will be found on the right hand side as the third apartment block.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE uPVC door to:-

VESTIBULE Storage cupboard.

ENTRANCE HALL Two storage cupboards, door to:-

LOUNGE/DINER (21'10" x13'1" approx.) Good size with large dual aspect windows providing superb views over golf course towards Bradda west/east and Fleshwick. TV and satellite connection. Carpeted flooring.



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KITCHEN (9'0" x 6'9" approx.) Fitted wall and base units with contrasting work top incorporating a stainless steel bowl with mixer tap and drainer and four ring electric hob with extractor over. Tiled splashback. Washing machine and slim dishwasher. Eye-level oven grill combination. Tiled walls.



WET ROOM (9'0" x 5'5" approx.)_ Walk-in level shower, pedestal wash hand basin with mirror over and WC. Wall panels. Epoxy flooring.



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BEDROOM 1 (12'4" x 10'10" approx.) Double bedroom with fitted wardrobe. Vaillant gas boiler



BEDROOM 2 (9'1" x 10'10" approx.) Fitted wardrobe. Window into conservatory and fully glazed door to:-

CONSERVATORY (10'10" X 6'7" approx.) Dwarf walls and attractive coloured lead opening windows. Glazed door to patio.



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OUTSIDE

GARAGES (18'8" x 8'11" approx. each) Two garages with up and over doors. Light and power.



SERVICES

All mains services are installed.

Gas fired central heating.

uPVC Double glazing.

ASSESSMENT

Rateable value £144

Approx Rates payable £1,129.68 (incl. of water rates).

TENURE

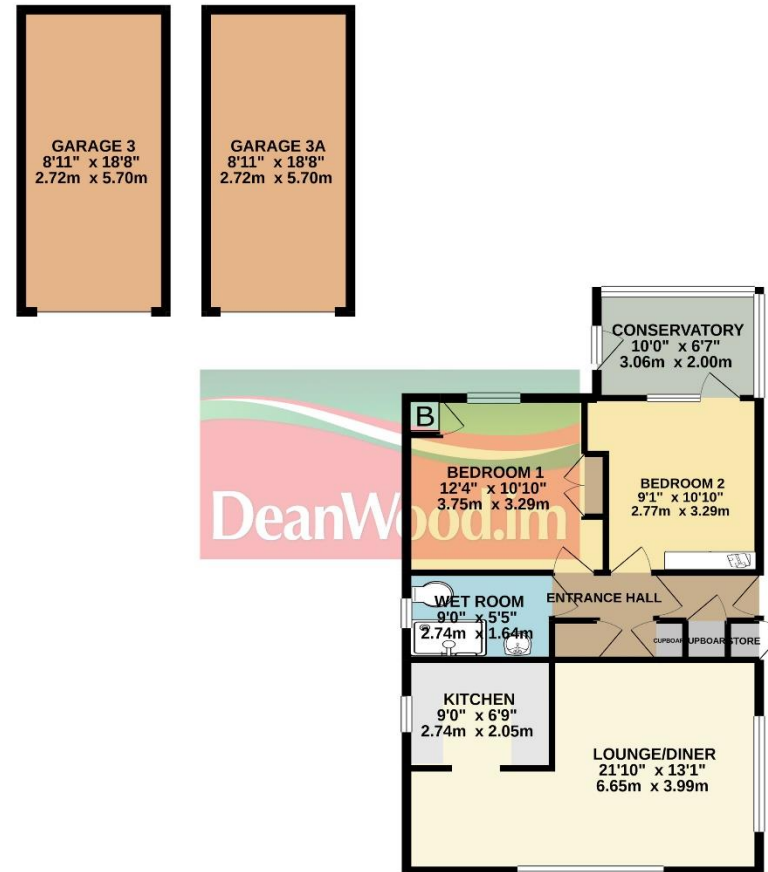
FREEHOLD held by the Management Company with shares held by each apartment. The lease is over 999 years. The annual management fees are approximately £700 covering the building insurance and gardening.

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.

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GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.
Not to scale for identification purposes only
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