





SUMMARY

Carrick Court is an imposing and prominent Victorian building perched proudly above the harbour providing breath-taking panoramic and uninterrupted coastal views stretching from Gansey Bay, through Port St Mary and to the coastline beyond.

Located on the South East tip of the Island, Port St Mary is an historical and quaint Manx fishing village, sought after by families and within a ten minute drive of the airport, popular with holiday makers.

Carrick Court is well positioned to take advantage of the amenities that Port St Mary has to offer, with coastal walks on its door step, and being centrally located within the village, is only a short and flat walk away from the local stores and facilities.

Flat 10 is appointed on the first floor, and is accessible by both front and rear internal entrances. Upon entering the property through the front door is a functional Vestibule that leads to a welcoming open plan multi-purpose space that is currently utilised as a Dining area. Each of the internal rooms feed off this central space, that includes an opening to a spacious Lounge area with part glazed door and window both providing idyllic picture postcard harbour and coastal views.



A separate and well equipped Kitchen incorporates a Breakfast Bar in front of an ideally positioned window capturing the spectacular views. The Kitchen includes generous levels of base and wall units and appliances including a free standing fridge freezer, under counter dishwasher, electric fan assisted oven and hob. There is also ample additional space for a dining table.

There are two well proportioned double bedrooms, one of which includes built-in storage and a separate and spacious Family Bathroom with a bath and electric shower over, pedestal wash basin and WC.

A door off the Lounge leads to a substantial private balcony measuring approximately 30 square metres, that wraps around the side of the property facilitating easterly and southerly outlooks. This idyllic outside space offers the dramatic and desirable unbroken coastal views that are much sought after by the discerning purchaser.

The lift for the building can be found immediately outside the rear entrance door to the flat, from which the basement can be accessed. Within this basement communal space is a Laundry Room that houses privately owned appliances that includes a washing machine and tumble dryer for flat 10.

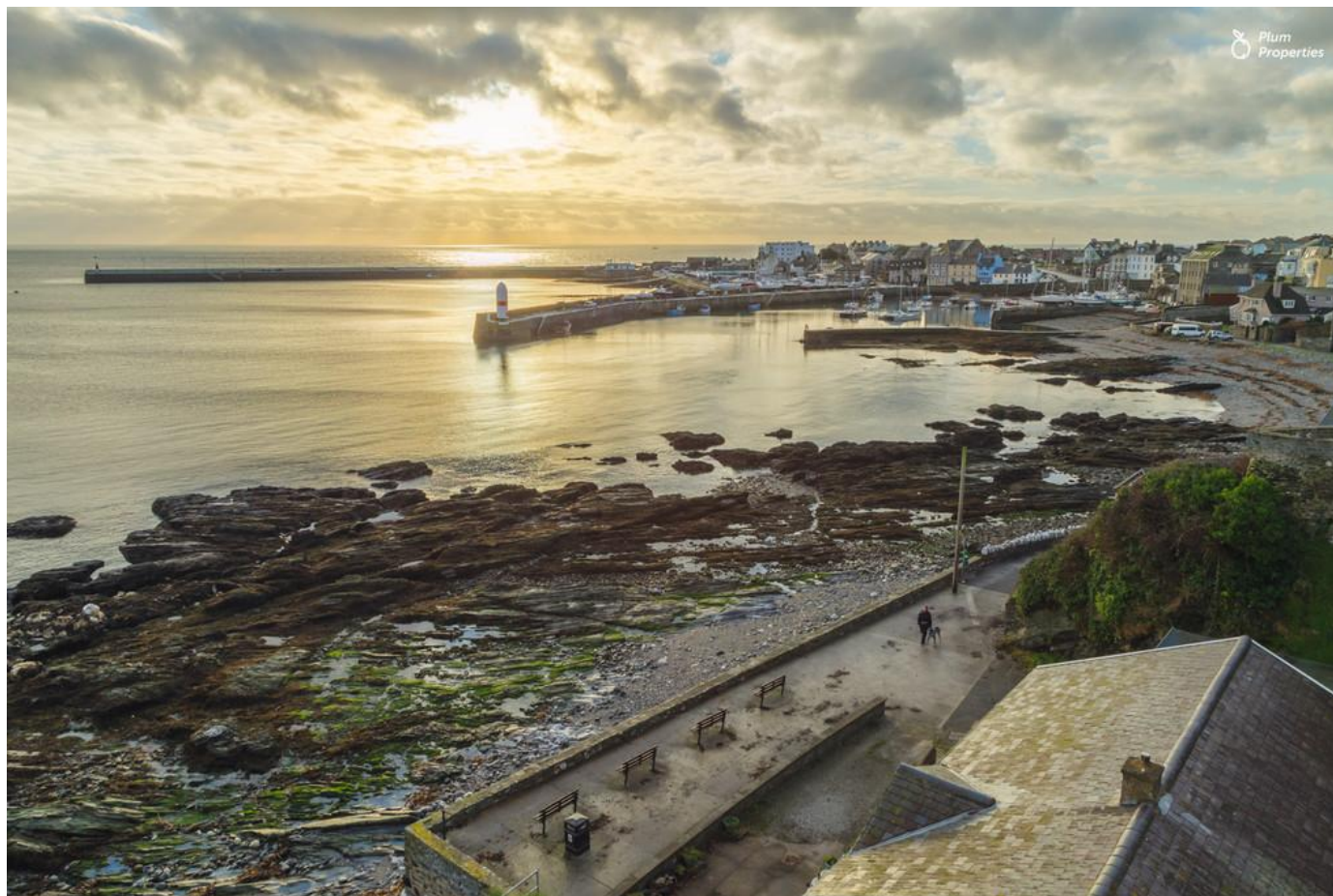
Across the road from Carrick Court is a private and secure car park for the sole use of the residents of the building with one dedicated space appointed to each flat.

ADDITIONAL INFORMATION

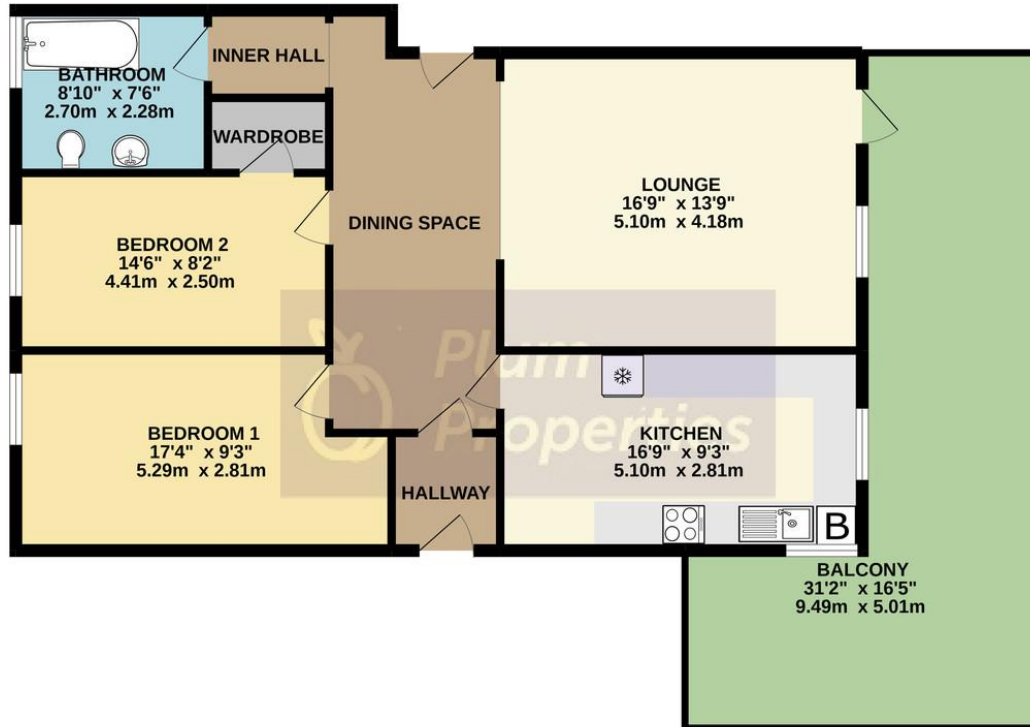
- uPVC Double Glazed
- Gas Fired Central Heating
- New Boiler
- Communal Basement Laundry Room with Dedicated Washing Machine & Dryer
- Property Serviced by Lift
- Central Village Location
- Amenities within easy Walking Distance
- Leasehold with 979 years remaining

DIRECTIONS

From the Four Roads roundabout travel in the direction of Port St Mary passing the primary school on the right hand side and through the village, where Carrick Court can be found on the left hand side.



GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

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