

25 Maghergarran, Port Erin

Ref No DCP01197



PRICE £150,000

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

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- Purpose Built First Floor Apartment with Loft Storage
- Recently Refurbished with New Kitchen, New Carpets & Redecorated
- Situated Within Walking Distance of Local Amenities, Beach & Main Bus Route
- Kitchen
- Living Room
- 2 Double Bedrooms
- Bathroom

DIRECTIONS TO PROPERTY:

Travelling from Castletown along Gansey, proceed along the coast road and turn right onto Castletown Road. Continue straight at Four Roads roundabout and follow this road, taking the fourth turning on the right into Ballafesson Road. Then take the third turning on the right into Maghergarran where No. 25 will be found on the left hand side.

25 Maghergarran, Port Erin

In greater detail the accommodation comprises:

Located in Port Erin, this purpose-built, first floor two bedroom apartment offers a delightful blend of comfort and convenience. Boasting a private front door entrance with stairs leading to the living accommodation, this recently refurbished residence welcomes you with a fresh, modern feel. Externally, there are all new uPVC double glazed windows and front door, while internally there is a newly fitted kitchen, newly fitted carpet, and a fresh coat of paint, ensuring a contemporary feel throughout. The apartment features a comfortable living room, a separate well-appointed kitchen with appliances, two cosy bedrooms, one of which has a good size wardrobe, and a convenient bathroom. Being on the first floor, the apartment also benefits from loft storage. Its prime location places it within easy reach of local amenities, shops, and the main bus route, making daily life effortlessly convenient.

GROUND FLOOR ENTRANCE Staircase to:-

FIRST FLOOR



25 Maghergarran, Port Erin

LIVING ROOM (12'8" x 8'11" approx.)



KITCHEN (11'8" x 8'1" approx.)



25 Maghergarran, Port Erin

BATHROOM (5'7" x 5'7" approx.)



BEDROOM 1 (12'8" x 8'11" approx.)



BEDROOM 2 (8'6" x 7'6" approx.)**SERVICES**

All mains services are installed.
Gas fired central heating.
uPVC double glazing.

ASSESSMENT

Rateable value £80 Approx Rates payable £719.28 (incl. of water rates).

TENURE

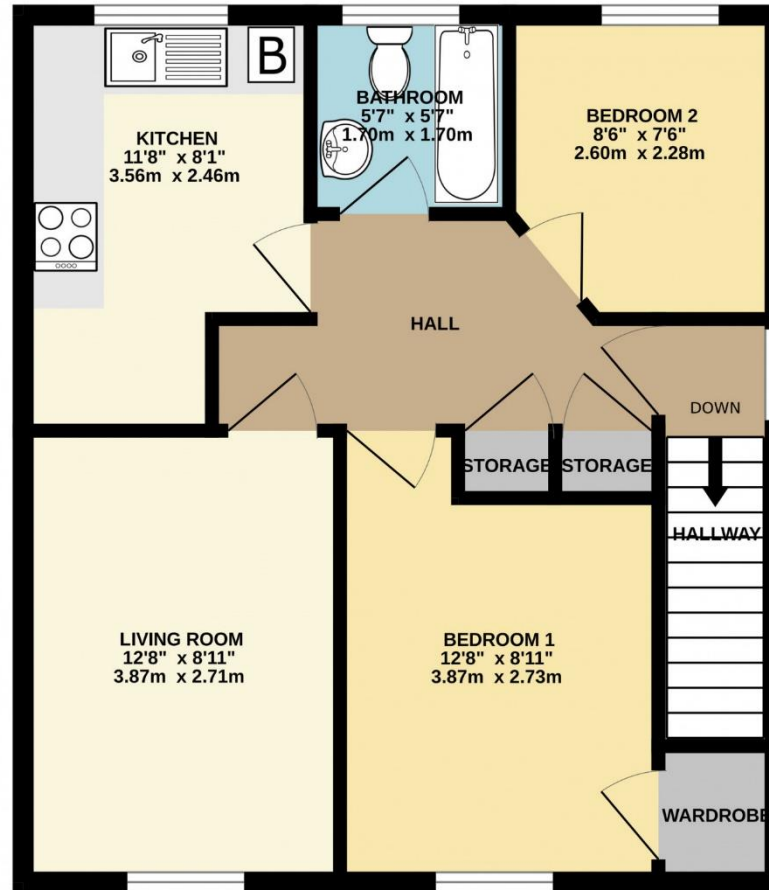
Both apartments in this block are Freehold and operate under a Tenant in Common arrangement, entailing a 50% share each, duly covered by a Lease with equitable burdens to each other in a balanced 50/50 split. Comprehensive documentation pertaining to this arrangement is available at our office, including details about the current insurance. It's highly advisable to seek guidance from your mortgage lender before scheduling a viewing, considering the nature of this shared ownership structure. This step ensures a clear understanding of the property's unique ownership setup and allows for informed decisions regarding any potential acquisition.

VACANT POSSESSION ON COMPLETION

25 Maghergarran, Port Erin

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

FIRST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.8 sq.m.) approx.
Not to scale for identification purposes only
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