

4 Brewery Wharf, Castletown

Ref No DCP01195



PRICE £275,000

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

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- Spacious Purpose Built Ground Floor Apartment
- Centrally Situated in the Heart of Castletown Offering Easy Access to Local Amenities
- Well Appointed Airy Living Space
- Enclosed Patio Area Overlooking the Harbour
- 1 En-Suite Bedroom
- Separate Bathroom
- Integral Garage



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The price is to include fitted floor coverings

DIRECTIONS TO PROPERTY:

From the centre of Castletown, continue past the Castle on your left and turning right over the harbour bridge, follow Victoria Road around to the left. The property can be located on the right hand side, enviably located within easy walking distance of all town amenities and enjoying delightful views over the inner harbour.

In greater detail the accommodation comprises:

Introducing a fantastic opportunity to acquire a ground floor purpose-built apartment with its own private entrance and a delightful, sheltered terrace. This property boasts well-designed and spacious interiors, comprising a welcoming living room, a dining room, a superb dining kitchen, double bedroom with a modern en-suite, and a contemporary bathroom. A notable feature is the integral garage that comes with the apartment. Conveniently located within walking distance of local amenities, the property offers stunning views over the harbour and Castletown.

The apartment is enhanced with gas-fired central heating and double-glazed windows, ensuring comfort and energy efficiency. The front of the property features a sheltered, paved, south-westerly facing terrace with railings, providing a perfect spot to enjoy the picturesque views over the harbour and Castletown. The rear of the property offers main access through the apartment's private door and provides entry to the integral garage. This residence combines modern living with a prime location, making it an ideal choice for those seeking both convenience and scenic surroundings.

4 Brewery Wharf, Castletown

GROUND FLOOR

REAR PRIVATE ENTRANCE

DINING KITCHEN (17'8" x 15'9" approx.)



4 Brewery Wharf, Castletown

HALLLIVING ROOM (17'3" x 14'6" approx.)

4 Brewery Wharf, Castletown

DINING ROOM AREA (11'4" x 11'0" approx.)



BATHROOM (9'5" x 5'0" approx.)



4 Brewery Wharf, Castletown

BEDROOM 1 (13'10" x 12'6" approx.)



EN-SUITE (5'11" x 5'6" approx.)



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INTERGRAL GARAGE (15'8" x 9'3" approx.)



SERVICES

All mains services are installed.

Gas fired central heating.

Double glazing.

ASSESSMENT

Rateable value £184

Approx Rates payable £1,149 (incl. of water rates).

TENURE

LEASEHOLD Held on the remainder of a 125 year lease with an active management company in place, which has set the current service charge at approximately £1,600 per annum.

VACANT POSSESSION ON COMPLETION

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

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

TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.
Not to scale-for identification purposes only
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