

4 ST GEORGES APARTMENTS, ST. GEORGES CRESCENT, PORT ERIN £349,000



- Modern First Floor Spacious Apartment
- Generous Sitting Room with Delightful Views
- Modern Dining Kitchen with Appliances
- Two Double Bedrooms (One En-Suite Shower Room)
- Family Bathroom
- Large Single Car Garage, Gas Central Heating, uPVC Glazed
- Conveniently Situated Close to Village Amenities
- Professionally Maintained Communal Garden

Travelling through Port Erin village, turn left after the Railway Station, bear first left and the apartments will be found on the right hand side of the road, clearly identifiable by our For Sale board.

An opportunity to purchase this modern first floor apartment situated in the heart of Port Erin. A short walking distance to the beach and local shops. Close to Port Erin Railway and Bus Stations. Wonderful sea views, across to Milner Tower and Athol Glen.

Ground Floor

Communal Entrance Hall

Entryphone system. Fully tiled floor. Stairs to:

First Floor Landing

Private Entrance Vestibule

Loft access. Door to:

Hall

Recessed downlighters. Walk in store cupboard.

Sitting Room

14'8" (4m 47cm) x 14'0" (4m 26cm) approx.

Dual aspect double glazed windows with views overlooking Port Erin bay, Bradda Head and Athol Glen. Recessed ceiling lights. Television and telephone points.



Dining Kitchen

14'0" (4m 26cm) x 12'6" (3m 81cm) approx.

Dual aspect double glazed windows. Fitted with a good range of matching natural wood finish wall and base units with contrasting laminate work surfaces. Inset 1½ bowl stainless steel sink with mixer tap. Integrated fridge freezer and dishwasher. Partially tiled floor. Dining area. Recessed ceiling lights.



Bedroom 2/Study

11'3" (3m 42cm) x 10'10" (3m 30cm) approx.

Twin built in wardrobes.



Bedroom 1

12'3" (3m 73cm) x 10'9" (3m 27cm) approx.

Dual aspect double glazed windows. Recessed ceiling lights. Door to:



En-Suite Shower Room

Partly tiled walls to complement the white suite comprising corner shower enclosure, low flush w.c. and vanity wash hand basin. Ceramic tiled floor. Extractor fan.



Family Bathroom

Partly tiled walls to complement the white suite comprising panelled bath with fully plumbed shower, screen, low flush w.c., bidet and pedestal wash hand basin. Ceramic tiled floor. Extractor fan.



Utility Room

Single drainer stainless steel sink unit. Double wall cupboard. Gas fired central heating boiler. Bosch washing machine. Extractor fan.



Outside

Garage

20' (6m 9cm) x 10' (3m 4cm) approx.

Metal up and over door. Light and power points.

Communal Gardens

Laid to lawn with colourful, heavily planted shrub beds. Extensive brick pavioured parking area.



Agents Notes

SERVICES Mains water, electricity and drainage installed. Gas fired central heating. INCLUSIONS Fitted carpets.
RATES Rateable value £. Approx rates payable gross £ Tba (inclusive of water rates) 2024/2025. POSSESSION
LEASEHOLD VACANT POSSESSION ON COMPLETION. Management Fees Tba VIEWING Strictly by appointment through
the Agent, Harmony Homes. OFFERS Strictly through the Agent, Harmony Homes.

Disclaimer

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