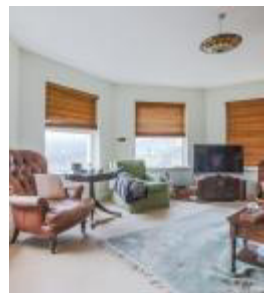


**ASKING PRICE**

**£340,000**

**THE DETAILS**

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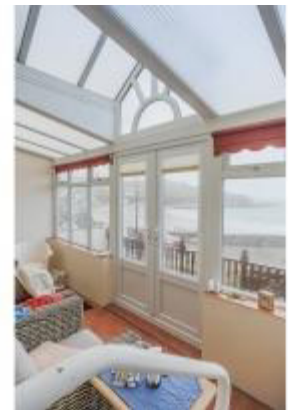
**Apartment 2, Snaefell House**  
**Upper Prom, Port Erin**  
**£340,000**

**call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details**

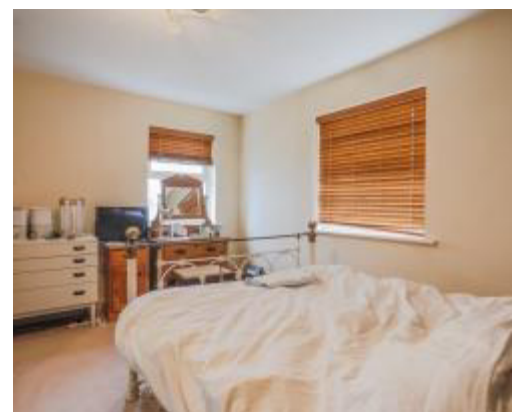
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**a:** 17A Orchard Road, PORT ERIN, Isle of Man, IM9 6AJ

# Apartment 2, Snaefell House, Upper Prom, Port Erin



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PROPERTY DETAILS FOR

# Apartment 2, Snaefell House, Upper Prom, Port Erin

## THE DESCRIPTION

- Purpose built large ground floor apartment
- Superb views over Port Erin Bay, Harbour and Bradda Head
- Walking distance to all local amenities
- Close to beach and golf course
- Large Lounge/Dining area with doors off to Conservatory
- 3 Bedrooms, 1 with En-Suite Shower Room and Bathroom
- Fully uPVC double glazed and electric storage heaters
- Decked outside area, Double Garage
- Management company in place

## THE PROPERTY

### DIRECTIONS

Travelling through Port Erin along Station Road, bear right onto The Promenade and proceed up the hill. Snaefell House can be found along on the right hand side.

### COMMUNAL ENTRANCE

Post boxes. Video entry.

### ENTRANCE TO APPARTMENT

Window. Lift access. Door to:

### HALLWAY

Video entry system. Fire alarm. Electric storage heater. Storage cupboard housing electric meter box. Wooden laminate flooring.

### BATHROOM (APPROX 7'11 X 3'9)

White 3 piece suite comprising bath, toilet, sink set in vanity unit with mirror above. Glass corner cabinet. Stainless steel ladder style radiator. Tiled walls and floor. Down lighters. Xpeliar extractor fan.

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PROPERTY DETAILS FOR

## Apartment 2, Snaefell House, Upper Prom, Port Erin

### KITCHEN (APPROX 16'9 X 9'0)

Fitted wood effect Shaker style kitchen comprising base, drawer and wall units with complementary black work tops. 1 ½ stainless steel sink with single drainer. Tiled splash backs. Black NEFF double oven with black NEFF ceramic hob above, cooker hood. Integrated NEFF dishwasher. Integrated fridge/freezer. Space for automatic washing machine. Opening to lounge. Spot lights. Laminate flooring.

### LOUNGE/DINING ROOM (APPROX 22'11 X 16'5)

Generous size room with 4 uPVC double glazed windows. T.V points, storage heaters. Carpet. uPVC glazed door through to:

### CONSERVATORY (APPROX 17'0 X 5'8)

9 Double glazed windows offering fantastic views across Port Erin Bay and Bradda. Quarry tiled flooring. uPVC french doors leading out to sun terrace.

### MASTER BEDROOM (APPROX 19'2 X 12'0)

Fitted wardrobes glass fronted, one side with drawers and other housing Megaflow water tank. T.V point. Storage heaters. Carpet. UPVC double glazed door leading to conservatory.

### EN-SUITE SHOWER ROOM (APPROX 7'4 X 5'5)

Large walk in shower, toilet, sink set in vanity unit with cupboards underneath. Glass mirror with light above. White ladder style radiator. Fully tiled walls and floor. Silavent extractor fan.

### BEDROOM 2 (APPROX 12'11 X 10'1)

Fitted wardrobes with glass doors. Carpet. Storage heater.

### BEDROOM 3/OFFICE (APPROX 12'1 X 8'1 AT WIDEST)

Electric storage heater. Carpet.

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PROPERTY DETAILS FOR

# Apartment 2, Snaefell House, Upper Prom, Port Erin

## OUTSIDE

Wooden decked sun terrace with wooden fence.

## COMMUNAL PATIO AREA

## GARAGE

Electric double garage. Light and power.

## SERVICES

All mains services are installed.

## MANAGEMENT COMPANY

Management company in place. Management fees approx £1,500 per annum.

## TENURE

The Tenure is Leasehold. Remainder of a 999 year lease.

## VIEWINGS

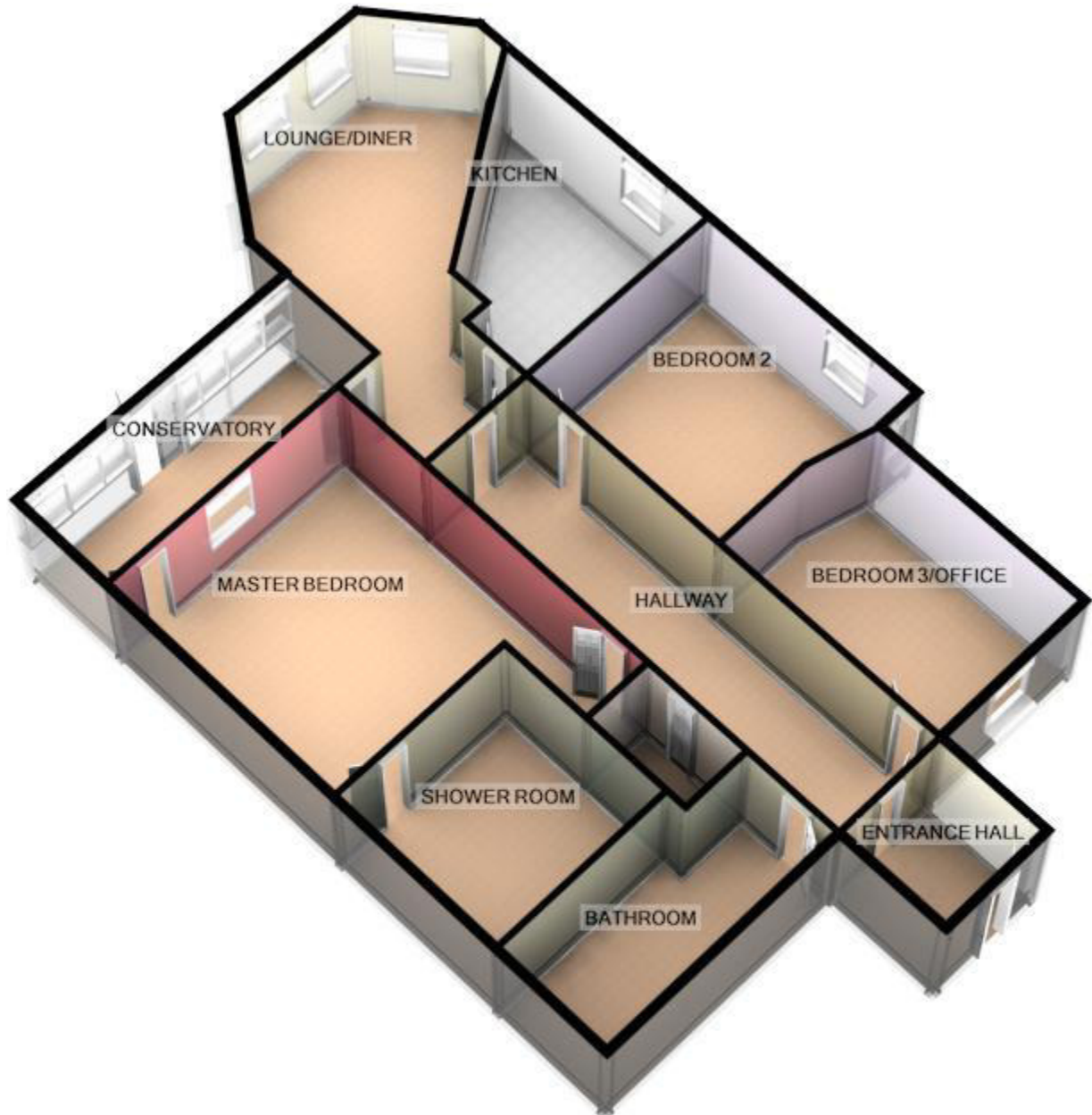
All viewings through the agents Black Grace Cowley.

## POSSESSION

Vacant possession on completion of purchase.



## FLOORPLAN



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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PROPERTY DETAILS FOR

# Apartment 2, Snaefell House, Upper Prom, Port Erin

## Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

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