



ASKING PRICE

£399,950



THE DETAILS

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Apartment 4, Snaefell House
The Promenade, Port Erin
£399,950

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

Apartment 4, Snaefell House The Promenade, Port Erin







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THE DESCRIPTION

- First floor purpose built sea fronted apartment
- This spacious apartment extends to 1,330 sq ft
- Walking distance of Port Erin Beach and local amenities
- Large Lounge Diner, modern fitted Kitchen
- 3 Bedrooms, Master bedroom with large En Suite Bathroom
- Additional Family Bathroom
- 2 small Balconies with panoramic views across Port Erin Bay
- Electric heating throughout, uPVC double glazed throughout
- Detached, private double Garage
- Videotron entry system
- Active Management Company
- Sold with no onward chain

THE PROPERTY

Black Grace Cowley are delighted to offer Apartment 4, Snaefell House to the market. This spacious 1st floor corner apartment has spectacular views across Port Erin Beach and up towards Bradda Head. The communal entrance is to the rear of the property where there is a slate paved pathway leading up to the communal entrance hall. Apartment 4 is one set of steps up to the 1st floor.

There is a lift to all floors. Upon exiting the lift or up the stairs, there is a private lobby where access to the apartment can be found, upon entering the apartment, there is a spacious hallway with a built-in storage cupboard to one wall. To the very end of the hall is a door into a large triple aspect open plan lounge diner with 4 uPVC double glazed windows providing spectacular views across Port Erin Bay. A uPVC double glazed door gives access out to a small wrought iron balcony. Large open hatch to the kitchen area, the kitchen itself has a range of modern Beech effect, wall and base units with chrome handles, black granite effect laminate worktops, an integrated dishwasher, oven, combi microwave and fridge freezer. Ceramic hob with overhead extractor, stainless steel sink and drainer, space and plumbing for washing machine. Wood effect floors in the kitchen and a uPVC double glazed window offering plenty of natural light.



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Leading off the entrance door are 3 bedrooms. The master bedroom is situated to the front of the apartment, it's a large double bedroom with two built in double wardrobes with mirrored sliding doors, a uPVC double glazed window looking straight out to sea and a double glazed door giving access out to a private wrought iron balcony. The window and the balcony offer panoramic views across the bay. From the bedroom is the master en suite with fully tiled walls and floor, a panelled bath with shower over, pedestal wash hand basin and WC. Bedroom 2 situated to the side of the property with dual aspect uPVC double glazed windows, and bedroom 3 is situated to the rear of the apartment, again, with a uPVC double glazed window and a built-in double wardrobe. Lastly, in the apartment, is the family bathroom, which has a panelled bath, pedestal wash hand basin and WC.

Externally, the property benefits from an excellent sized double garage which is private to the apartment with an electric up and over door, power and lighting inside and accessed directly from street level.

The communal areas are maintained by the current management company and the building itself is in an exceptional condition. Situated in arguably one of the best spots within Port Erin within easy walking distance of Port Erin's many local amenities, just a few 100 yards from the beach and just a 10 minute walk from Rowley Golf Club. A regular bus service runs from Port Erin giving access to Castletown and onto Douglas. Also within 15 minutes drive of Ronaldsway Airport.

Active Management Company in place – Approx £2,000 per annum. Circa year 2000 build. Remainder of original lease length 999 years.

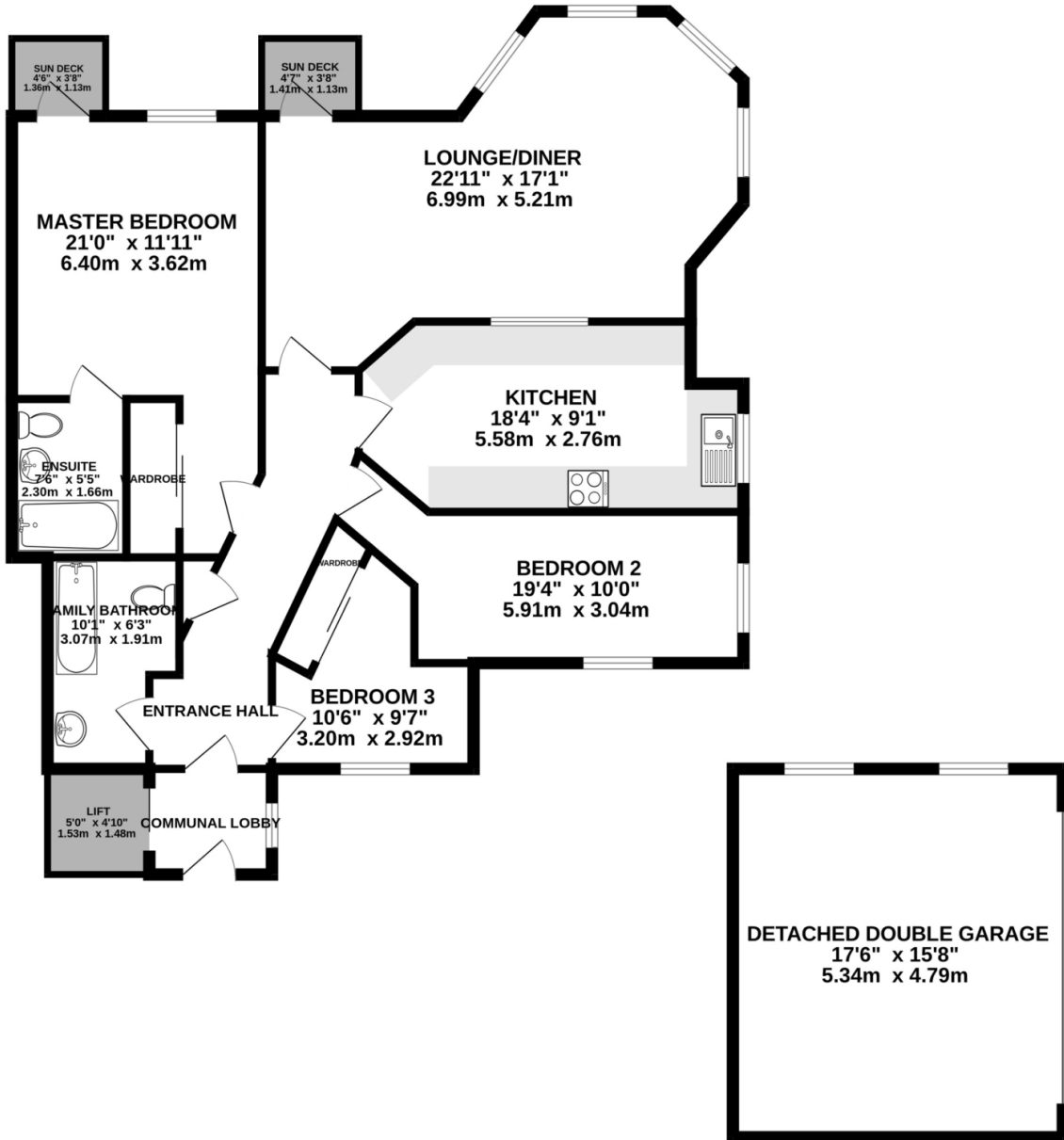
To truly appreciate the space that's on offer and the spectacular views from this apartment, please call Black Grace Cowley to arrange a viewing.

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FLOORPLAN

GROUND FLOOR
1338 sq.ft. (124.3 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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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