

## **APT. 40 CASTLE COURT, FARRANTS WAY, CASTLETOWN, IM9 1PE**

Modern Ground Floor 1 Bedroom Apartment  
Situated in the Centre of Castletown. Tenant in  
Situ Currently Achieving £625PCM. Off Road  
Parking Space.

# For Sale - £169,950

### **PROPERTY SUMMARY**

Price:	£169,950
Type:	Apartment
Status:	For Sale
Area:	Castletown, SOUTH
Bedrooms:	1
Reception Rooms:	1
Bathrooms:	1

## FULL DESCRIPTION

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### Accommodation

#### Ground Floor

##### Communal Entrance Hallway

Staircase and lift access to upper floors. Private post boxes and entry phone intercom system to all apartments. Ceramic tiled flooring.

#### Ground Floor

##### Apartment 40

##### Entrance Hall

Deep set storage cupboard which houses a state of the art Megaflo system and has plumbing for a washing machine and dryer. Generous hanging space. Additional deep set fitted double cupboards. Entry phone system. Ceiling downlighting. Telephone connection point.

##### Open Plan Lounge/Kitchen

##### Lounge

Floor to ceiling uPVC double glazed window providing plenty of natural light. Television, satellite and telephone connection points. Ceiling downlighting.

##### Kitchen

Modern kitchen fitted with a good range of base, wall and drawer units. Generous work surfaces incorporate a stainless steel single bowl sink with mixer tap and drainer. Appliances include a Siemens four ring ceramic hob with stainless steel extractor hood above. Built-in oven/grill. Integrated fridge/freezer. Attractive tiled flooring. Multiple power points.

##### Bedroom 1

uPVC double glazed window providing plenty of natural light. Television and telephone connection points.

##### Bathroom

Fitted with a luxurious three piece suite comprising of panelled bath with shower attachment and screen, modern basin unit and low flush W.C. Attractive tiled walls and flooring. Built-in medicine cabinet. Chrome heated towel rail. Full width mirror to one wall. Extractor fan.

##### Outside

Well maintained communal grounds with one allocated parking space.

## AT A GLANCE

Type: Apartment

Status: For Sale

Price: £169,950

Area: Castletown,  
SOUTH

## INSIDE

Bedrooms: 1

Reception Rooms: 1

Bathrooms: 1

En-suite: 0

Windows: UPVC Double  
Glazed

Heating: Other

Furnished: No

## OUTSIDE

Garage: Off Street  
Parking

Front Garden: None

Rear Garden: None

Acreage: 0

Outbuildings: No

## WHO TO CONTACT



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Cowley Groves Douglas

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### **Services**

All main services are connected. Efficient electric storage heating (state of the art Megaflo system). uPVC double glazed throughout.

### **Management Fees**

There is a management company in place with the current charge set at £950.31PA.

### **Tenancy Lease Details**

Tenant in situ currently achieving £625PCM until January 2019.

### **Rates**

£792.80 (incl. water rates) 2019.

### **Directions**

Travelling into Castletown from Port Erin on the A5 proceed onto the by-pass and turn right into Arbory Road. Follow the road, passing the schools and bear right onto Farrants Way where Castle Court Apartments can be found on the right hand side.



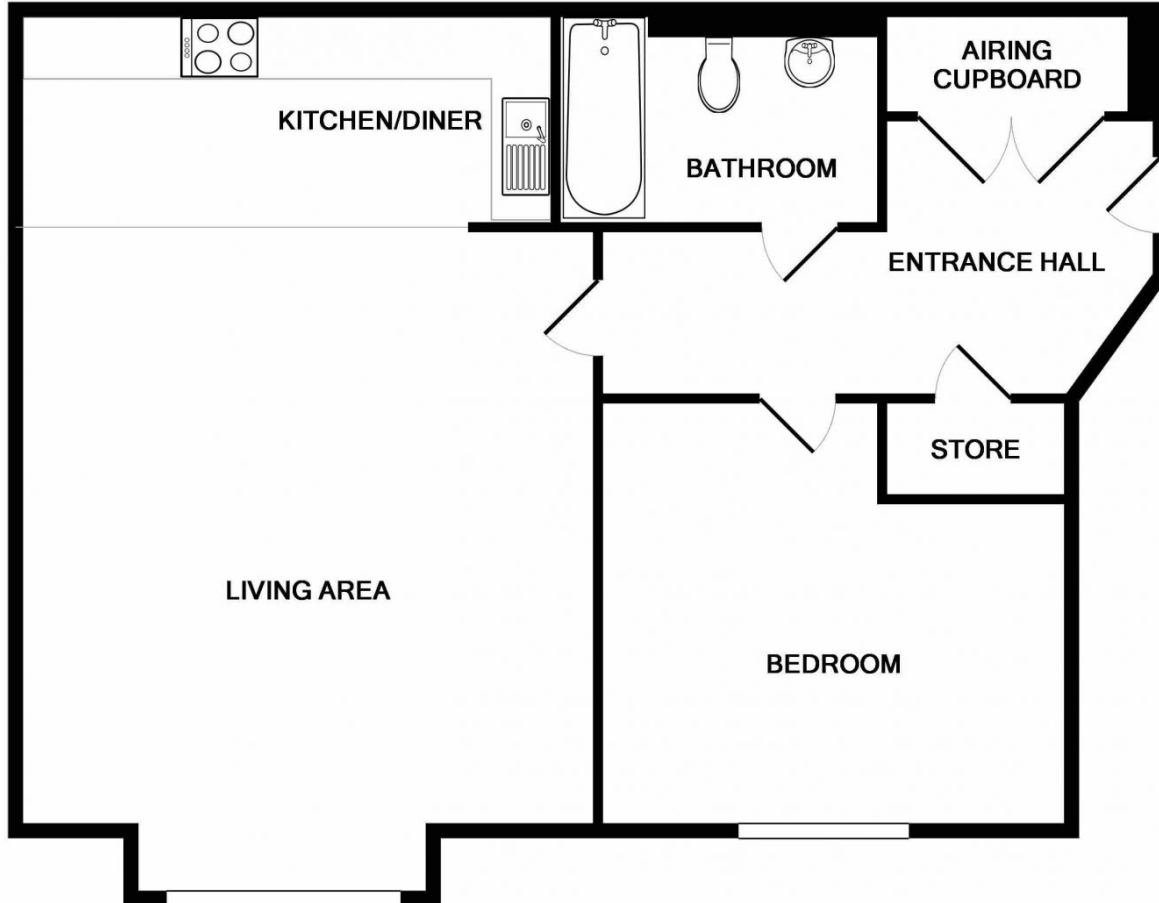
## GALLERY

APT. 40 CASTLE COURT, FARRANTS WAY, CASTLETOWN, IM9 1PE



## FLOORPLANS

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## LOCATION

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