



50 Castle Court Apts
Farrants Way, Castletown, Isle Of Man
Isle Of Man

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Guide Price **£225,000**



50 Castle Court Apartments Farrants Way

Castletown, Isle Of Man

Tenure: Leasehold

- A beautifully presented ground floor apartment
- Convenient town location and easy walking distance to local amenities, beach and coastal walks
- A stylish open plan Lounge / Kitchen / Dining Room
- Double bedroom
- Dressing room / Study
- Modern bathroom
- uPVC double glazing and electric central heating
- Designated parking space (No 50)
- Active management company
- Viewings highly recommended to appreciate this beautifully presented apartment
- 999 year lease
£1502.80 management fee (Annual)
£474.90 ground rent (Annual)

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Communal Entrance

External door opens into a shared entrance porch, featuring a fully glazed inner door with a secure phone entry system and individual communal post boxes.

Communal Hallway

A bright and modern entrance hall finished with contemporary tiled flooring, offering a stylish and welcoming first impression.

Apartment Entrance Hall

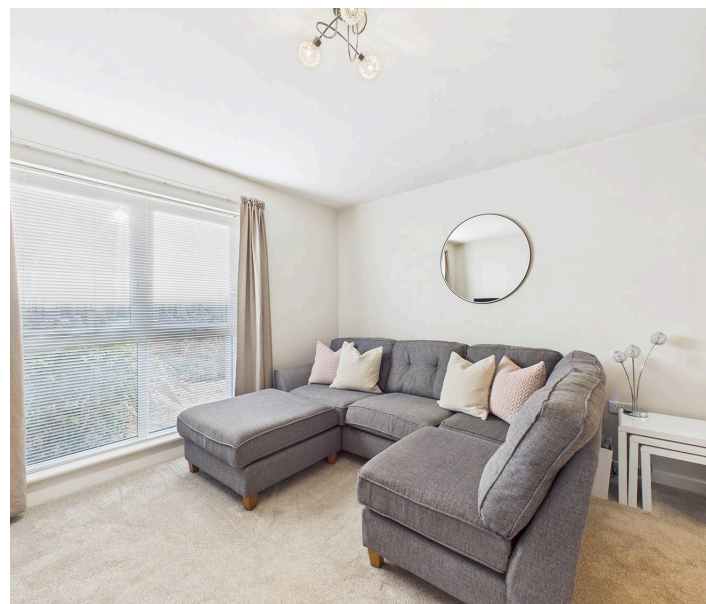
A beautiful and modern entrance hallway featuring a large utility cupboard housing the Megaflo pressurised hot water cylinder, with additional space for an under-counter washing machine and a separate tumble dryer. The fuse board is also located here for easy access. Opposite, a separate storage cupboard provides generous hanging space along with further shelving for everyday storage needs. Additional features include a phone entry system and modern recessed downlights.

Lounge

11' 7" x 20' 11" (3.53m x 6.37m)

A lovely, light and spacious reception room offering ample space for both living and dining furniture. The lounge benefits from a large south facing uPVC window that floods the room with natural light throughout the day.

There are multiple power points along with a television/satellite connection point, providing flexible layout options. This attractive open-plan area comfortably accommodates a four seater dining table and chairs, making it ideal for entertaining.





Kitchen

A stylish, fully fitted kitchen offering an excellent range of wall and base units with contrasting fronted doors and a laminate worktop incorporating a single stainless steel sink and drainer. Integrated appliances include a 4-ring induction hob with concealed extractor hood above, an electric under-counter oven below, and a full-height fridge/freezer. The worktops benefit from concealed lighting, complemented by modern recessed ceiling lights. A practical laminate wood effect flooring completes this attractive and functional kitchen area.

Bedroom 1

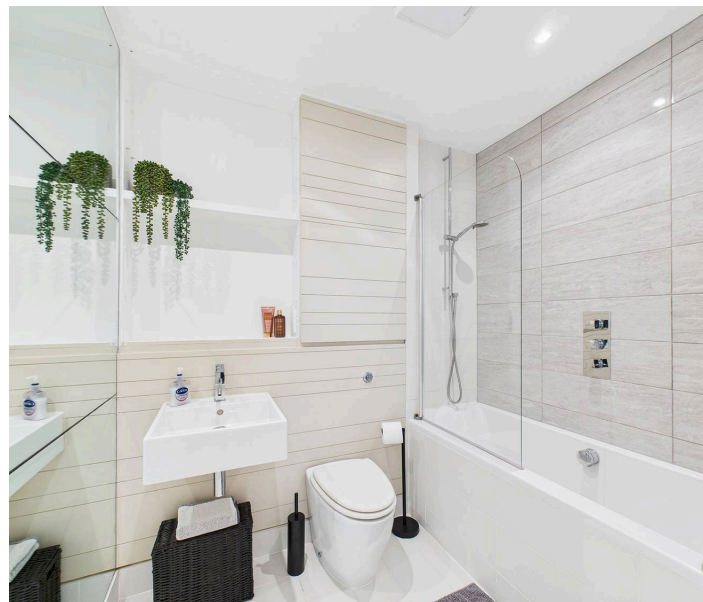
10' 11" x 10' 2" (3.33m x 3.11m)

A light and airy south facing double bedroom featuring a large uPVC window that provides natural light. The room includes a television point and additional bedside shelving, offering additional storage and convenience.

Dressing Room / Study

10' 10" x 6' 2" (3.30m x 1.87m)

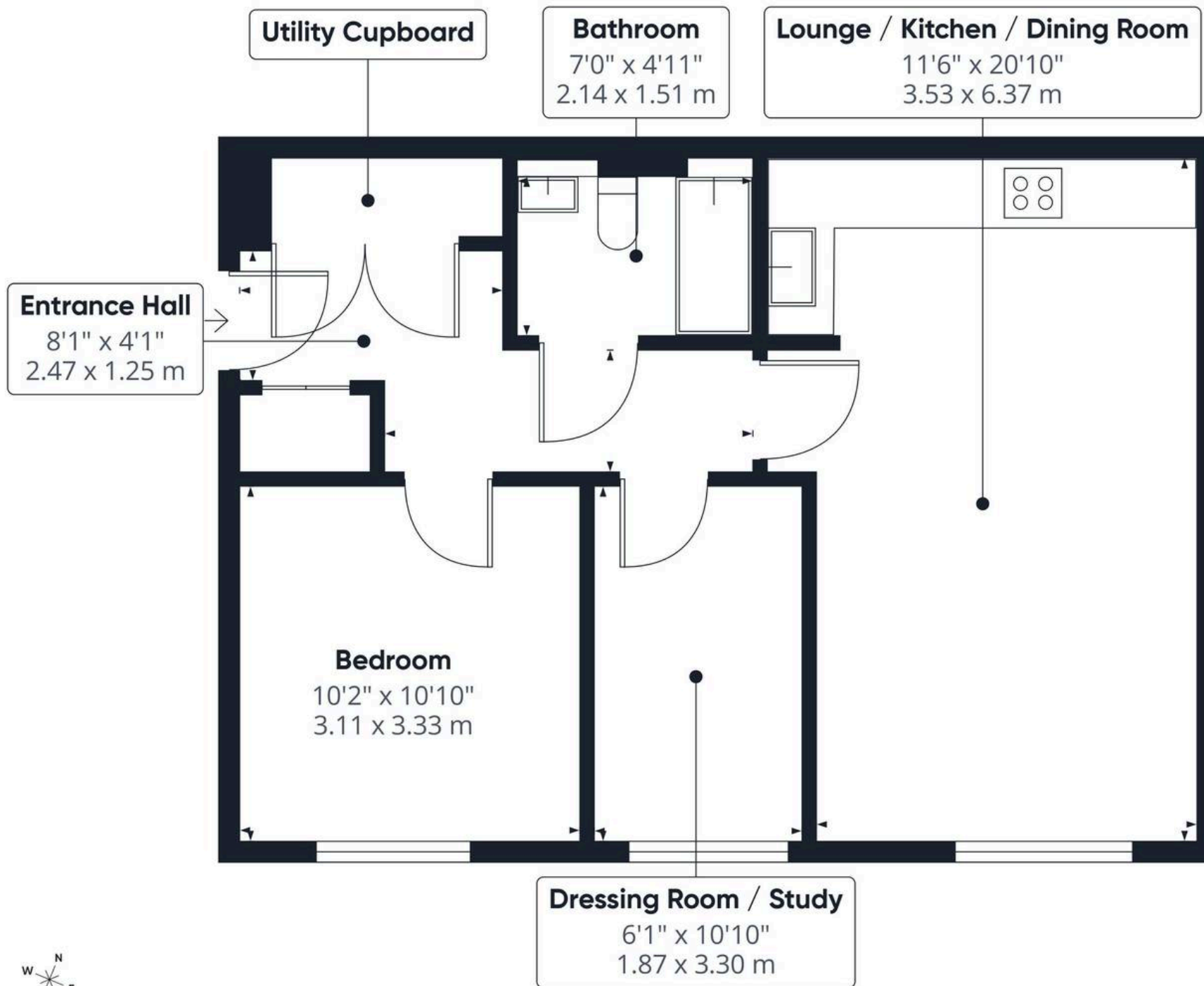
A versatile space currently used as a well proportioned dressing area, offering room for a large free-standing wardrobe with hanging, shelving and drawer storage. There is also space for a vanity unit and chair.



Bathroom

4' 11" x 7' 0" (1.51m x 2.14m)

A modern bathroom suite comprising a panelled white bath with shower over, complemented by a contemporary tiled surround and glass screen. The suite includes a low flush WC with concealed cistern and a wall mounted wash hand basin. Additional features include shelving, extractor fan and recessed downlights. A fully mirrored wall and tiled floor complete this stylish and practical bathroom.



Approximate total area⁽¹⁾
570 ft²
52.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Koops & Co. Limited

PO Box 11 Douglas, Isle of Man – IM99 1FW

01624 666625

hello@koopsandco.com

<http://koopsandco.com>

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