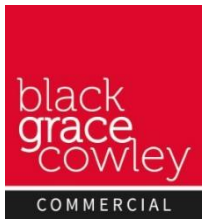


# FOR SALE

RESIDENTIAL INVESTMENT – Block of 4 Flats - £425,000

ANNUAL RENTAL INCOME - £33,000 – FULLY LET



## THALIA HOUSE, Ballafurt Road, Port Erin

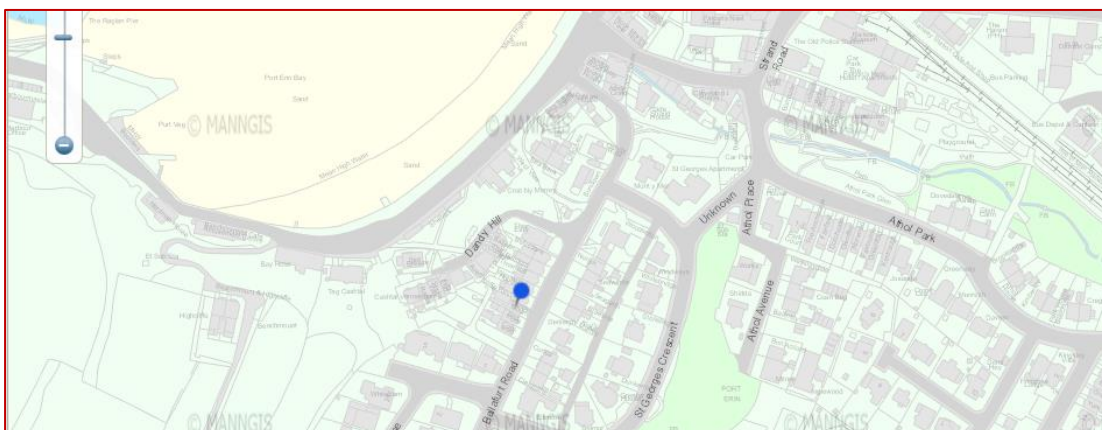


### DESCRIPTION

A fabulous opportunity to purchase this immaculate, fully let block of four flats situated in an excellent location in Port Erin, within easy walking distance of the beach, local shops, eateries and bus routes. The flats are separately metered and the building is fully electric – all flats having wall mounted electric heaters and are let fully furnished. Each flat has a modern white gloss kitchen and a modern white shower-room. The building is fully double glazed, and there is a fire precautions system. We understand the whole property was re-roofed around 10 years ago. The ground floor flat benefits from use of the garden at the rear and the upper flats have views of Port Erin beach from the rear windows. There is a paved area at the front and a communal laundry room in the rear yard. There are 3 x 1 bedroom flats and 1 x 2 bedroom flat in the property.

### LOCATION

Travelling along the main street through Port Erin, go past the railway station and take the left-hand turn onto Strand Road, then left onto St George's Crescent. Follow the road around and turn right at the end onto Ballafurt Road. Thalia House is on the left-hand side of the road.



Over/...

## ACCOMMODATION

**Ground Floor - Flat 1 – LET @ £725 pcm – 2 Bed.**

**12 month rolling – (September).**

Comprising Lounge, Kitchen, Bathroom, 1 Double Bedroom & 1 Large Single. Comes with the rear garden.

**Flat 2 – LET @ £600 pcm. Single Occupancy – 1 Bed.**

**12 monthly rolling – (August)**

Open plan lounge/kitchen diner, 1 Double Bedroom, Bathroom.

**Flat 3 – LET @ £700 pcm – 1 Bed.**

**Let to December 25.**

Lounge, Kitchen, 1 Double Bedroom with En-suite bathroom.

**Flat 4 – LET @ £725pcm - 1 Bed.**

**12 months rolling (August).**

Lounge, Kitchen, 1 Double Bedroom, En-suite Bathroom,

## OUTSIDE

Rear Yard with Laundry Room and access to the lawned garden.

## SERVICES

The property is fully electric. We understand that each flat is separately metered – meters situated in hall.

## VIEWING

Further details and viewing arrangements **strictly** by appointment through the Sole Agents, **Black Grace Cowley**.



**Sharon Gelling**

Commercial Department

**01624 645553**

sharon@blackgracecowley.com

**Black Grace Cowley Limited**

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.