

The Developer will cover the document duty for any Ebenezer apartment



Apartment 9 Ebenezer Church

Brock Road, St Peter Port, GY1 1RR

£520,000

Local Market



swoffers



sales@swoffers.co.uk

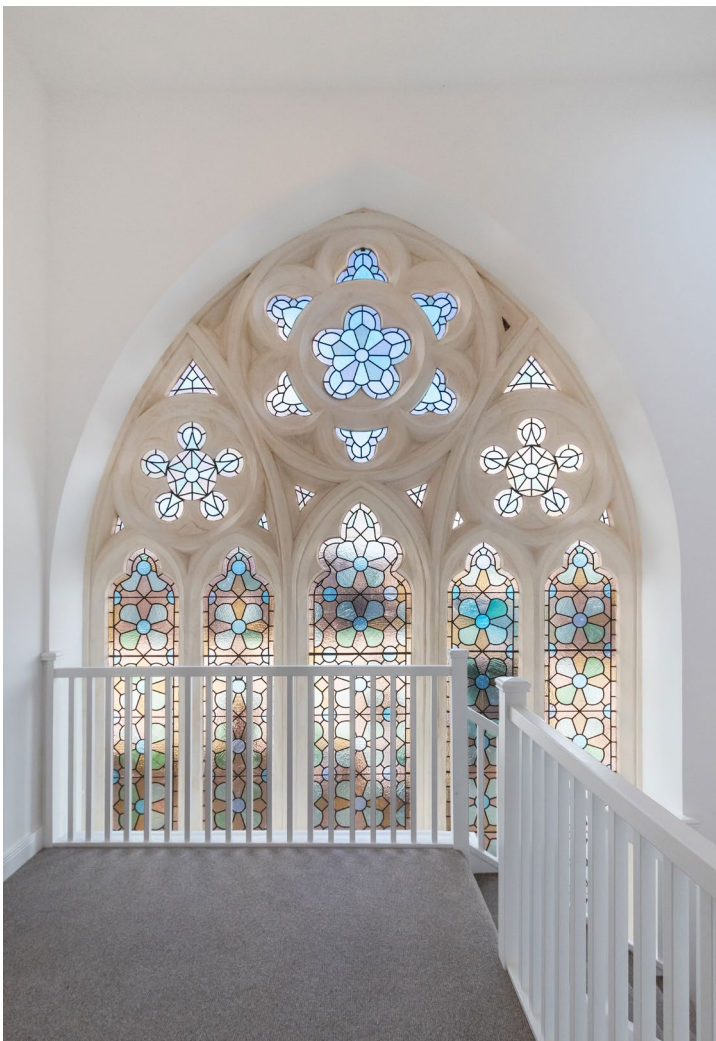
01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

Brand new development
Duplex apartment
Two Bedroom
Two bathroom

Off street parking
Central St. Peter Port location
Light filled apartments
Bursting with character throughout

Available to investors only, with guaranteed 6% per annum return for two years





About Apartment 9 Ebenezer Church

Swoffers are delighted to offer this iconic new development to the market, giving you the chance to own a piece of Guernsey history. The original Church (dating back to 1878) has been beautifully developed and restored offering modern living whilst still retaining stunning character features throughout. The apartments are filled with natural light and many offer vaulted ceilings, exposed beams and feature Church style windows, some with stained glass. Each apartment is unique and must be viewed internally to appreciate all they have to offer. Set in a central St. Peter location with the advantage of off street parking these apartments will appeal to a multitude of buyers. Available to investors only, with a guaranteed return of 6% per annum for two years. Please contact us for further information.

ACCOMMODATION COMPRISING

Entrance Hall

12' (3.66) & 3'11" (1.20) x 10'2" (3.10) & 14'6" (4.41)

Door entry intercom system. Double door storage cupboard. Staircase to first floor.

Storage Cupboard

13' (3.96) max x 8'4" (2.55) max

Bedroom 1

12'8" x 11'7" (3.86m x 3.53m)

Ensuite Bathroom

7' x 5'10" (2.13m x 1.78m)

Bedroom 2

11'11" x 10'9" (3.63m x 3.28m)

Bathroom

6'8" x 5'10" (2.03m x 1.78m)

Three piece suite.

FIRST FLOOR

Landing

12'2" (3.72) max x 5'10" (1.78) max

Kitchen / Dining / Living Room

24'7" x 23'2" (7.5m x 7.06m)

Fitted with a range of wall and base units.

OUTSIDE

One allocated parking space.

Appliances

Samsung oven, Samsung hob, Samsung extractor fan, Samsung integrated microwave, integrated Candy fridge/freezer, Candy slimline dishwasher.

TRP: TBC

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

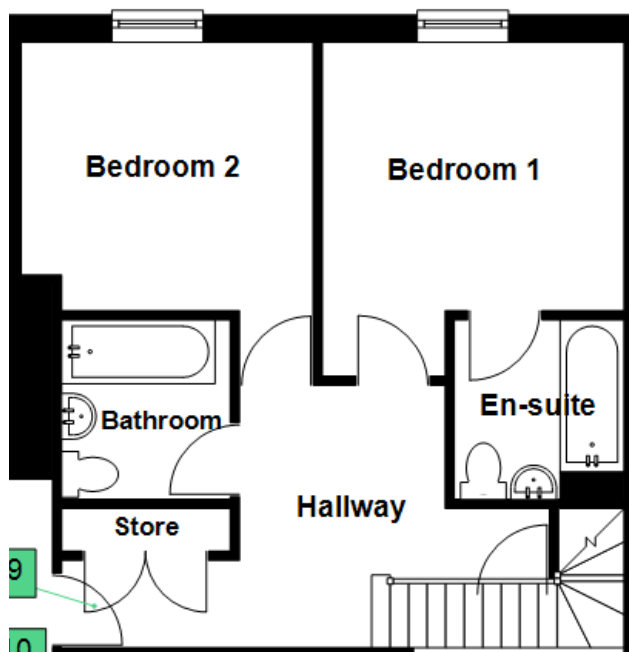
Services: Mains water, electricity and drainage. Electric central heating, under-floor heating in the bathroom.

Construction: uPVC double glazed windows.

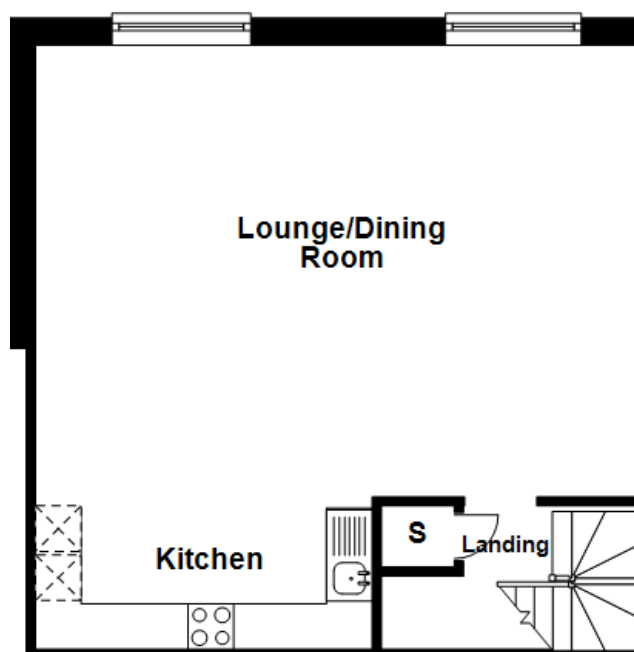
Price includes: Carpets, light fittings and appliances as listed.

Service Charge: £489

First Floor



Second Floor



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.