

The Developer will cover the document duty for any Ebenezer apartment



## Apartment 11 Ebenezer Church

Brock Road, St Peter Port, GY1 1RR  
£430,000  
Local Market



**swoffers**



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

Brand new development

First floor apartment

One Bedroom plus study

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

Central St. Peter Port location

Light filled apartments

Bursting with character throughout





## About Apartment 11 Ebenezer Church

Swoffers are delighted to offer this iconic new development to the market, giving you the chance to rent 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 Port location with the advantage of off street parking these apartments will appeal to a multitude of applicants. 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

10'10" x 6'7" (3.3m x 2m)  
Door entry intercom system. Cloaks cupboard.

#### Separate WC

4'7" x 2'7" (1.4m x 0.79m)  
Two piece suite.

#### Kitchen / Dining / Living Room

23' x 18'4" (7m x 5.6m)  
Fitted with a range of wall and base units.

#### Turret Space

9'10" x 7'7" (3m x 2.3m)

#### Bedroom

15'1" x 13'1" (4.6m x 4m)  
Walk-in cupboard.

#### Ensuite Bathroom

6'7" x 5'3" (2m x 1.6m)  
Three piece suite.

### OUTSIDE

One allocated parking space.

#### Appliances

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

TRP: TBC

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

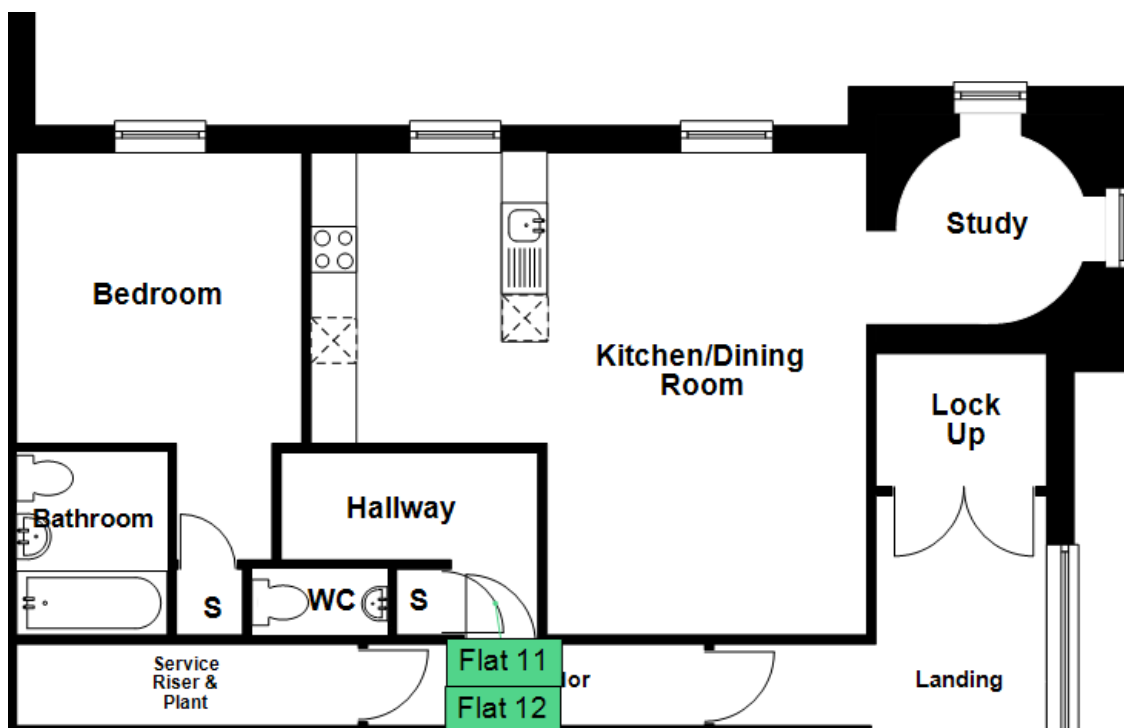
Services: Mains water, electricity and drainage. Electric central heating, underfloor heating in the bathroom.

Construction: uPVC double glazed windows.

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

Service Charge: £242

First Floor



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