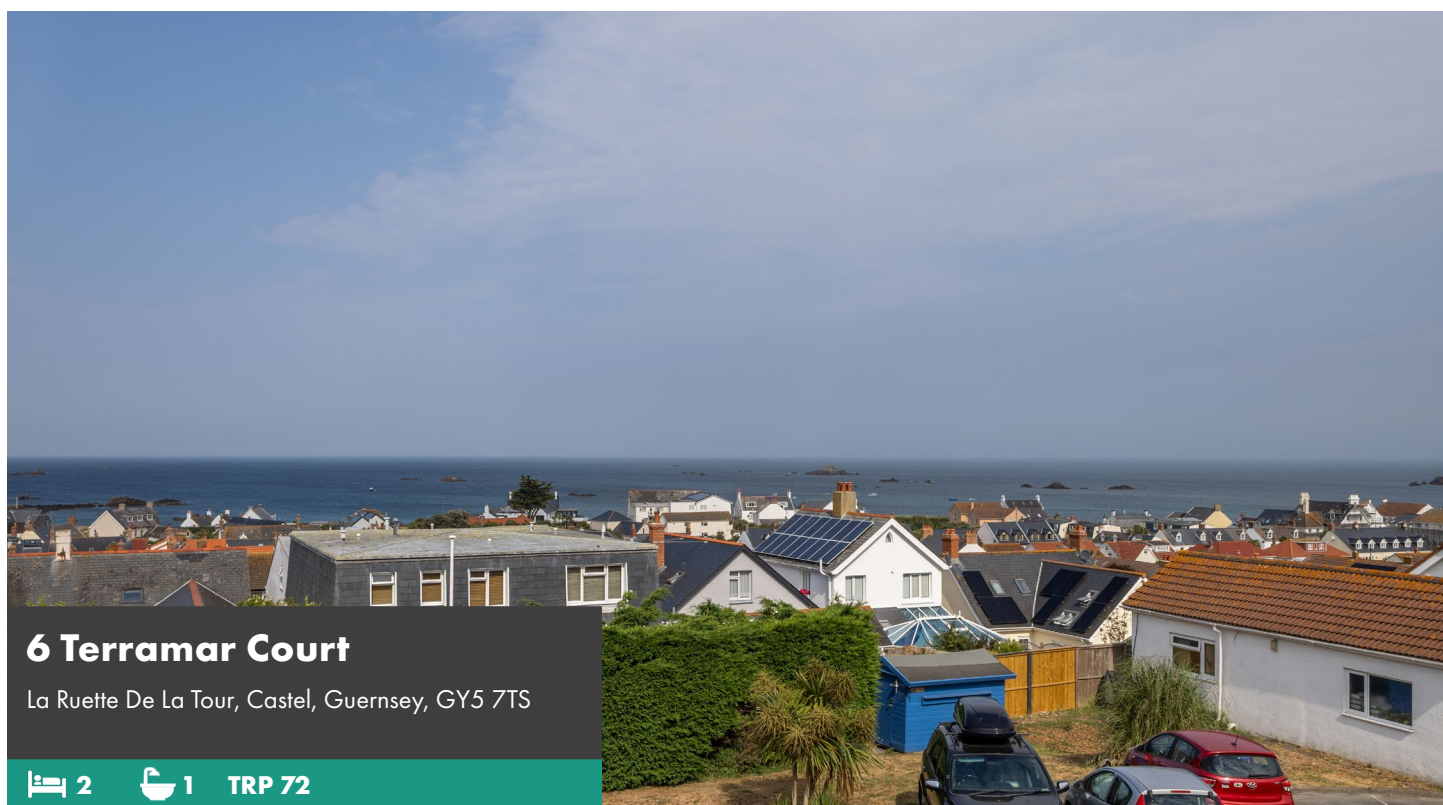


**SOLE
AGENT**



6 Terramar Court

La Ruelle De La Tour, Castel, Guernsey, GY5 7TS

 2  1 TRP 72

- Recently renovated first floor apartment.
- Stunning views across Cobo Bay.
- Two bedrooms.
- Dedicated parking space.
- Communal garden area.
- Close to the beach and local amenities.

£410,000

LOCAL MARKET

swoffers



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





About 6 Terramar Court

6 Terramar Court is a superbly presented first floor apartment, recently renovated throughout and enjoying stunning views across Cobo Bay. Conveniently located within easy walking distance of the beach and local amenities, this attractive home offers modern, low-maintenance living in a highly sought-after coastal setting. Benefiting from two bedrooms, dedicated parking and access to a communal garden, the property is perfectly suited to first-time buyers, downsizers or investors alike.

ACCOMMODATION COMPRISING

Entrance Hall

8'2" x 3'1" (2.5m x 0.94m)

Loft ladder providing access to the loft

Kitchen / Lounge / Diner

18' x 11'1" (5.49m x 3.38m)

Newly fitted with a range of matt grey wall and base units with stone effect work surface over incorporating a 1 ½ bowl stainless steel sink. Windows providing fantastic views out to Cobo

Bedroom 1

14'6" x 8'5" (4.42m x 2.57m)

Comprehensive run of fitted furniture. Views out to Cobo

Bedroom 2

14'5" x 8'6" (4.4m x 2.6m)

Comprehensive run of fitted furniture

Shower Room

8'6" x 5'1" (2.6m x 1.55m)

Newly fitted with a three piece suite of shower, wash hand basin set into vanity unit and W.C

Communal Utility

Shared Facilities

OUTSIDE

Front

The property has allocated parking for one car along with visitor spaces. Large communal garden area

Appliances

NEFF induction hob, NEFF extractor fan, NEFF fridge, NEFF freezer, NEFF single oven and NEFF microwave. Communal utility room including Hotpoint Washing machine and tumble dryer.

TRP: 72

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

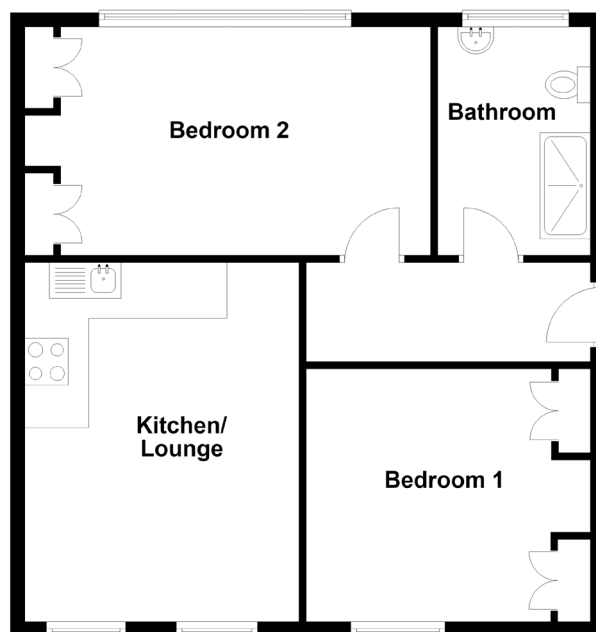
Services: Mains water, electricity and drainage. Oil fired central heating

Construction: Single block construction. uPVC double glazed windows and uPVC fascias and soffits

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

Service Charge: £154.09 per month which includes building insurance, gardening and oil for communal boiler

First 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.