

**SOLE
AGENT**



Apartment 17

Marina Court, Gategny Esplanade, St Peter Port, GY1 1WP

 x1  x1 **PERRYS TOWN L4 TRP 56**

- Spacious one bedroom flat
- Well presented
- Ground floor
- Allocated parking
- Situated in the heart of St Peter Port
- Concierge service
- Tenant in situ generating £19,800 pa
- Available to investors only

£390,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About Apartment 17, Marina Court

A beautifully maintained and spacious one-bedroom apartment, ideally positioned on the ground floor of the highly regarded Marina Court development on the town seafront. Apartment 17 offers a generous living area and a well-proportioned double bedroom, complemented by a beautifully fitted modern kitchen and bathroom. The property further benefits from one allocated parking space located within a secure residents' car park. The apartment is offered as an ongoing investment opportunity, being sold with a tenant in situ. The property currently generates a rental income of £1,650 per calendar month, with a lease in place until September 2027, providing immediate and secure returns for investors.

ACCOMMODATION COMPRISING

Entrance Hall

10'2" (3.1) x 6'11" (2.1) max & 3'8" (1.12) min

Bathroom

7'8" x 6' (2.34m x 1.83m)

Bedroom

16'9" (5.1) x 15'3" (4.65) max & 9'8" (2.95) min

Living Room

17'8" (5.38) x 14'8" (4.47) max & 11'6" (3.5) min

Kitchen

11'6" x 8'3" (3.5m x 2.51m)

Appliances

Fridge/freezer, washer/dryer, electric oven, ceramic hob, extractor fan, microwave and dishwasher.

TRP: 56

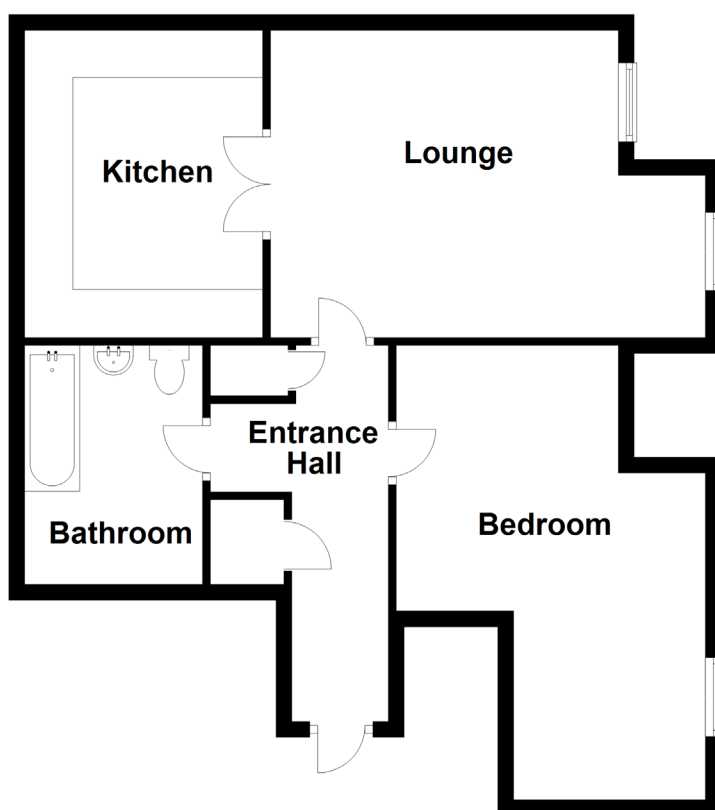
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains electricity, water and drainage. Electric heating

Construction: Cavity block construction

Service Charge: £306 per month



swoffers



sales@swoffers.co.uk

01481 711766

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

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.