

SOLE
AGENT

6 Grandes Rocques Court

Port Soif Road | Castel | GY57XQ

This spacious ground floor apartment is located in a highly desirable area, just a few hundred meters from Grandes Rocques beach and the neighbouring amenities. Number 6 is presented to the market in move in condition, it offers excellent social space and a large kitchen area while also having a private entrance. Accommodation comprises open plan lounge/kitchen/diner, two double bedrooms and a bathroom. The property benefits from a store room which is currently only accessed from the communal courtyard but there is the potential to create an entrance from within the apartment providing an option for an office or a second bathroom. There is an allocated parking space for one vehicle. This is an ideal purchase for both first-time buyers or for a for those looking for a buy-to-let.

£380,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

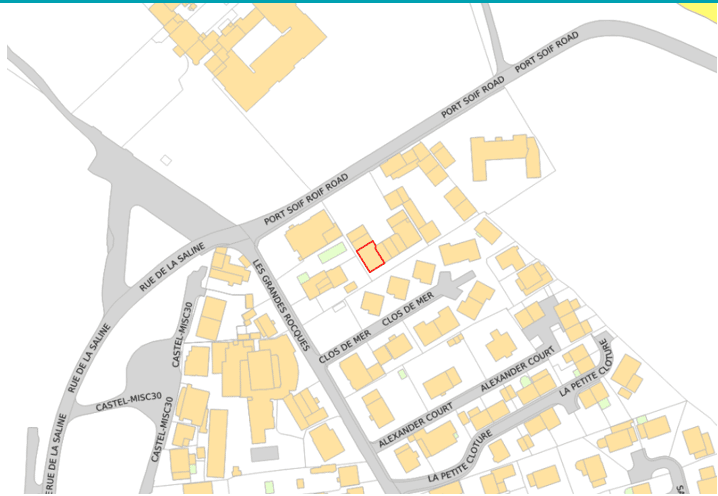
PHOTOS



PHOTOS



SPECIFICATIONS



Lounge/Kitchen/Diner

7.10m x 3.81m (23' 4" x 12' 6")

Bedroom 1

3.50m x 3.17m (11' 6" x 10' 5")

Bedroom 2

3.50m x 3.17m (11' 6" x 10' 5")

Bathroom

2.44m x 1.52m (8' 0" x 5' 0")

Store

3.65m x 1.53m (12' 0" x 5' 0")

Parking

There is an allocated parking space for one vehicle.

Garden

Property benefits from use of the communal garden.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Own entrance
- uPVC double glazed
- Communal garden
- Ground floor
- Walking distance to the beach
- Service charge: £80pcm

SERVICES

Mains water, electricity and drainage.

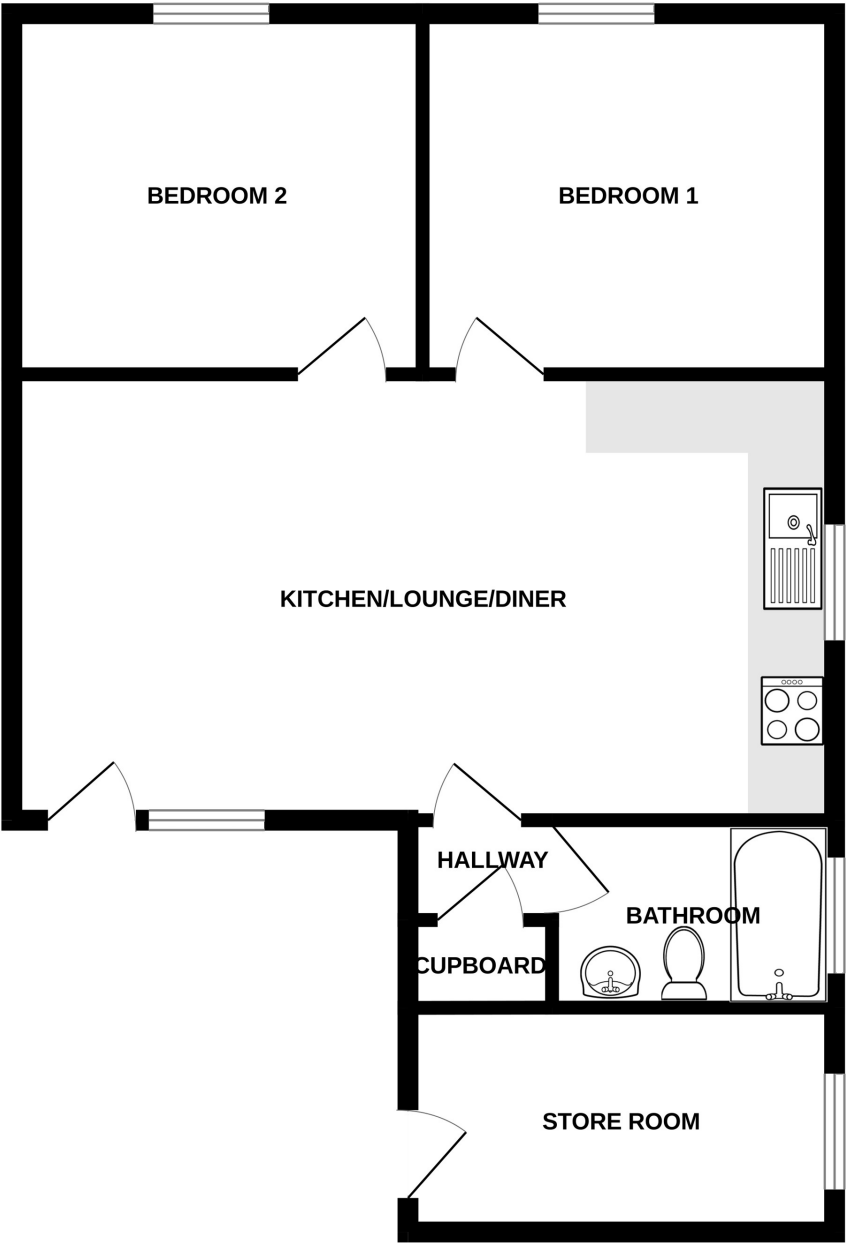
APPLIANCES INCLUDED

- Hotpoint washing machine
- Hotpoint fridge/freezer
- Beko hob
- Beko single oven

SCHOOL CATCHMENT

La Mare de Carteret Primary School and St Sampson High School

GROUND FLOOR



6 GRANDES ROCQUES COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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