SOLE  
AGENT

## 19 Marina Court

Glategny Esplanade | St Peter Port | GY11WP

This first floor apartment is located in a prestigious development on the St Peter Port water front with the centre of town a short walk away. This impressive property is presented to the market in move-in condition and boasts excellent social space with a large lounge/diner opening to a modern kitchen. Accommodation comprises lounge/diner, kitchen, double bedroom, a bathroom and an airing cupboard. There is a secure underground parking space for one car, a communal courtyard and a roof-top garden. There is also a concierge service and an on-site health suite offering preferential rates for residents. This is an ideal property for both first-time buyers or those looking for a buy-to-let.

**£400,000**

ESTATE AGENTS & PROPERTY MANAGERS

1 BEDROOM

1 BATHROOM

1 RECEPTION

Shields  
& Rutland

OPENING DOORS SINCE 1993

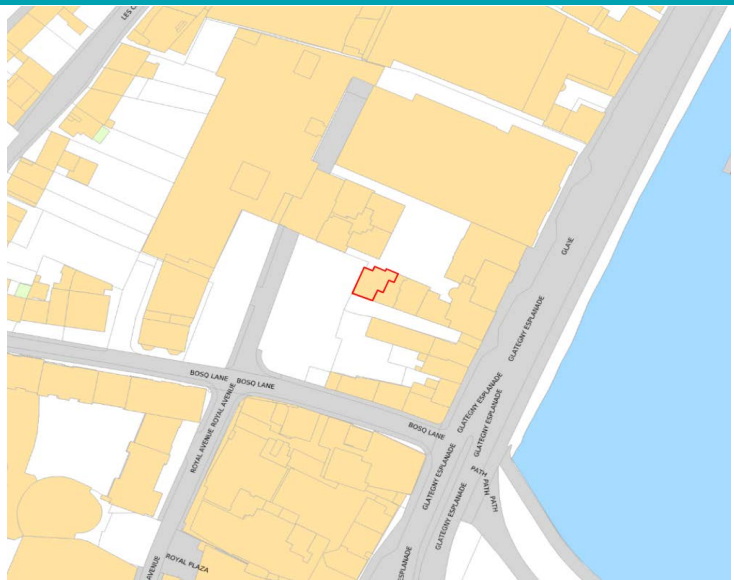
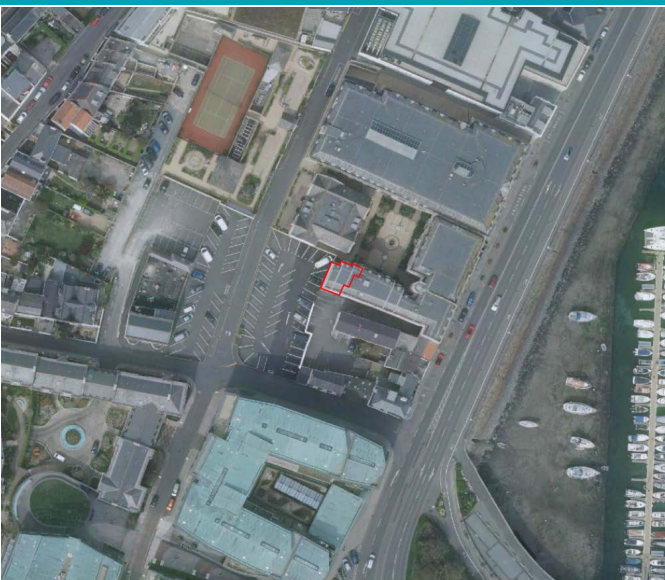
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

2.95m x 1.19m (9' 8" x 3' 11")

## Lounge/Diner

7.00m x 4.47m (23' 0" x 14' 8")

## Kitchen

3.49m x 2.50m (11' 5" x 8' 2")

## Bedroom

4.84m x 4.62m (15' 11" x 15' 2")

## Bathroom

2.30m x 1.86m (7' 7" x 6' 1")

## Parking

There is allocated parking for one car.

## Service Charge

£309.88pcm

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Excellent social space
- Secure underground parking
- Communal courtyard
- Central location

## SERVICES

Mains water, electricity and drainage.

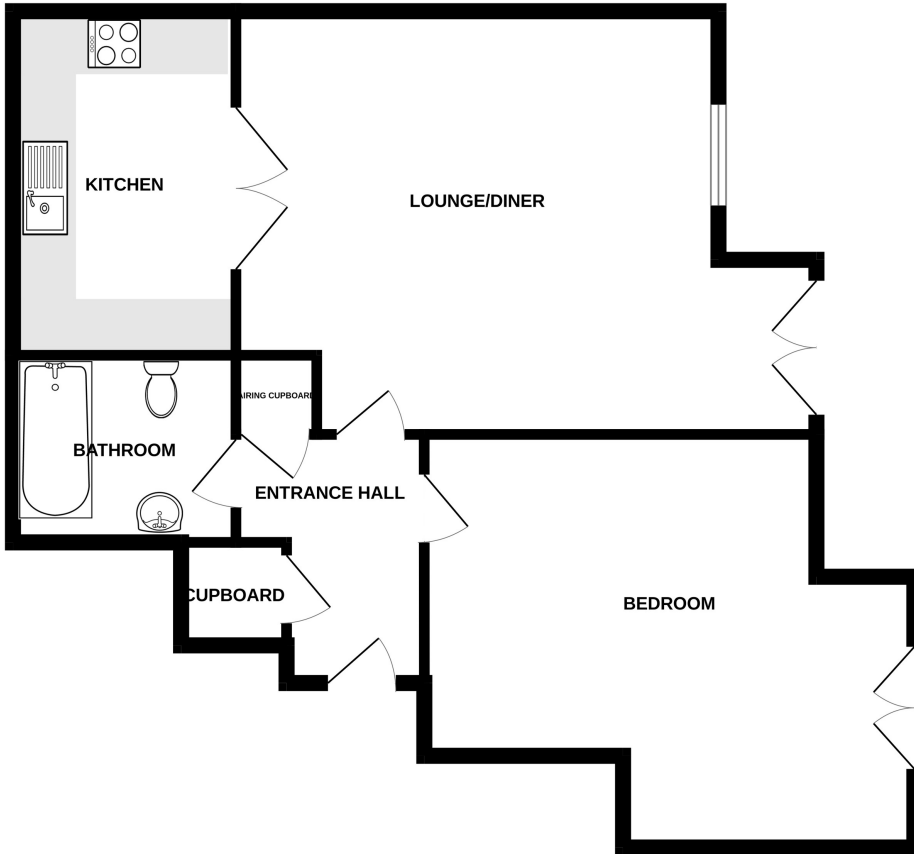
## APPLIANCES INCLUDED

- Integrated microwave
- Integrated Neff oven
- Four ring hob
- Neff extractor fan
- Washing machine
- Integrated fridge/freezer
- Integrated dishwasher

## SCHOOL CATCHMENT

N/A

## FIRST FLOOR



19 MARINA 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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