



1 Marina Court

Gategny Esplanade | St Peter Port |

This wonderful ground floor apartment is part of a prestigious development located on the St Peter Port waterfront with the centre of town a short walk away. The light and spacious property is presented to the market in move-in condition and benefits from its own private entrance. Accommodation comprises lounge/diner, kitchen, a master bedroom suite comprising an en-suite and a dressing room, a second double bedroom, a bathroom and a utility room. There is secure underground parking space for two vehicles and there is also use of the communal courtyard. The development provides a concierge service and the on-site health suite offers preferential rates for residents.

£615,000

ESTATE AGENTS & PROPERTY MANAGERS

2 BEDROOMS

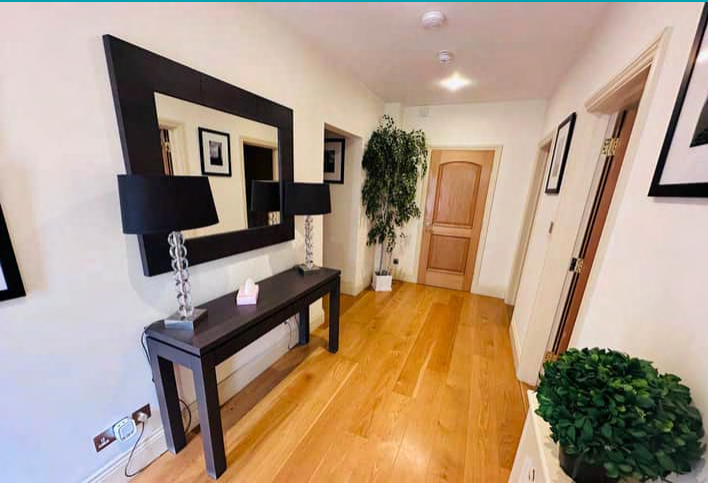
2 BATHROOMS

1 RECEPTION

**Shields
& Rutland**

OPENING DOORS SINCE 1993

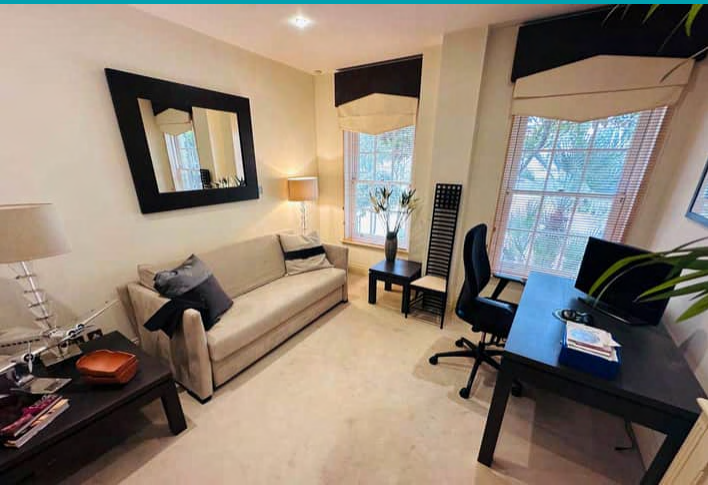
PHOTOS



PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

5.26m x 2.15m (17' 3" x 7' 1")

Lounge/Diner

8.31m x 4.46m (27' 3" x 14' 8")

Kitchen

4.39m x 2.57m (14' 5" x 8' 5")

Master Bedroom

4.96m x 4.69m (16' 3" x 15' 5")

Dressing Room

2.19m x 1.81m (7' 2" x 5' 11")

Ensuite

2.66m x 2.08m (8' 9" x 6' 10")

Bedroom 2

3.64m x 3.32m (11' 11" x 10' 11")

Bathroom

2.44m x 2.15m (8' 0" x 7' 1")

Utility Room

2.87m x 2.35m (9' 5" x 7' 9")

Parking

There are two allocated spaces in the secure underground carpark.

Service Charge

£565.39 pcm

PRICE INCLUDES

Blinds, carpets/flooring and light fittings

SPECIAL FEATURES

- Private entrance
- Two parking spaces
- Ground floor
- Excellent reception space

SERVICES

Mains drain, water and electricity

APPLIANCES INCLUDED

- Neff four ring hob
- Miller extractor fan
- Sub zero fridge/freezer
- Neff integrated combi microwave
- Neff single oven
- Hotpoint condenser dryer
- Hotpoint washing machine
- Hotpoint fridge

SCHOOL CATCHMENT

Amherst Primary School and Les Varendes High School

