LOCAL MARKET TRP 116



1 Marina Court

Glategny 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 ensuite 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

2 BEDROOMS

2 BATHROOMS

1 RECEPTION



PHOTOS









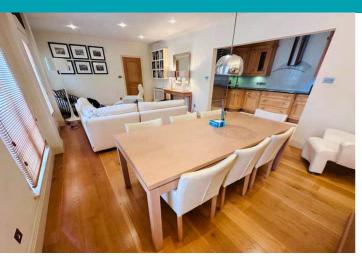








PHOTOS

















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

GROUND FLOOR



1 MARINA COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, wirdows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-attement. 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

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