



SOLE
AGENT

28 Marina Court

Gategny Esplanade | St Peter Port | GY11WP

This first floor apartment is located in a prestigious development on the St Peter Port waterfront with the centre of town a short walk away. Number 28 is presented to the market in immaculate condition having been recently upgraded by the current owners. The spacious accommodation comprises lounge/diner, kitchen, two double bedrooms and a bathroom. The property benefits from a secure underground parking space for one car, a communal rooftop terrace and a central courtyard. There is also a concierge service and an on-site health suite offering preferential rates for residents.

£445,000

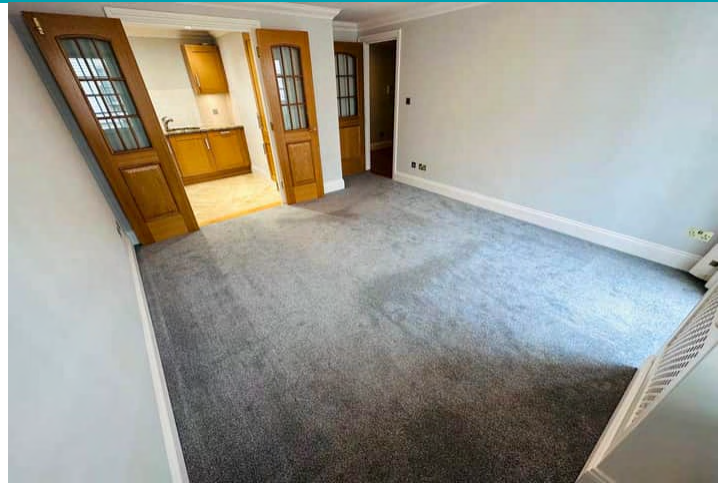
2 BEDROOMS

1 BATHROOM

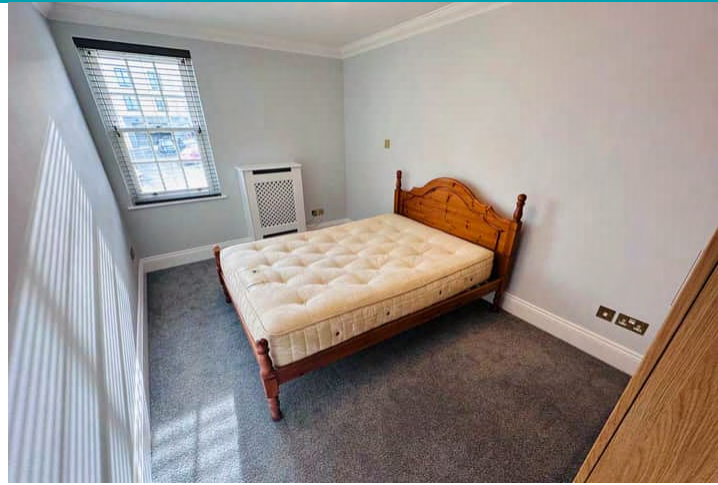
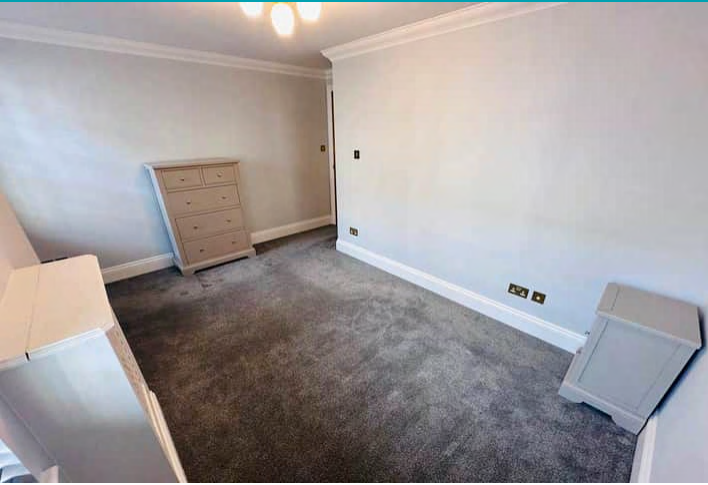
1 RECEPTION

Shields
& Rutland

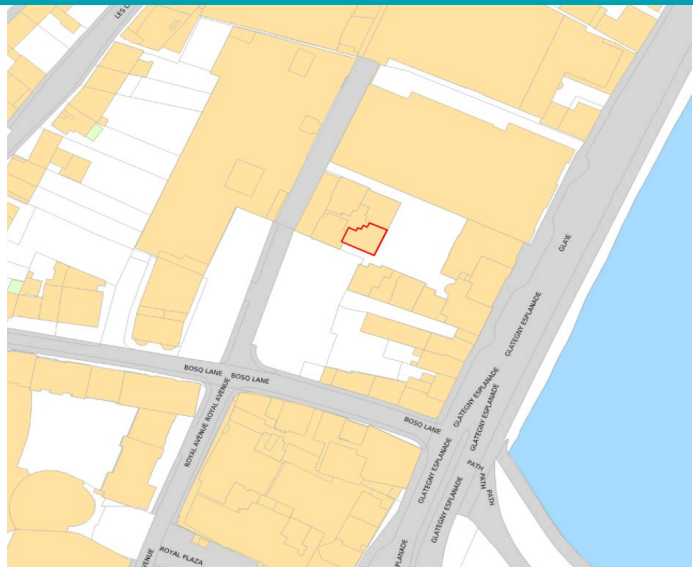
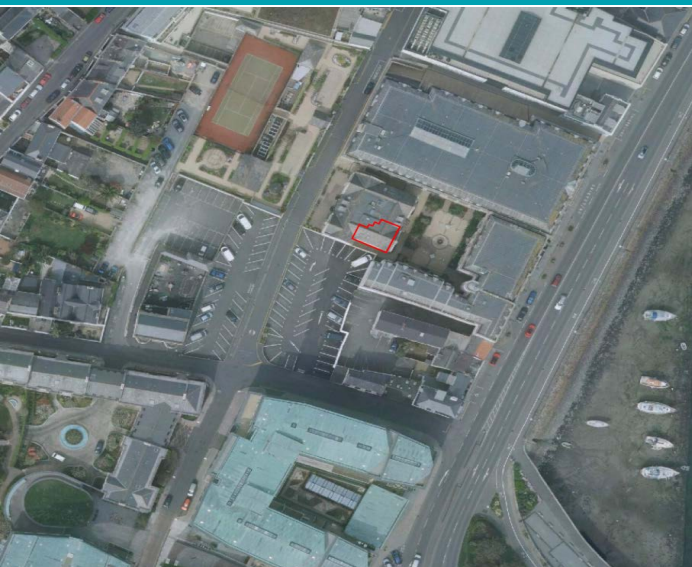
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

10' 4" x 6' 3" (3.15m x 1.91m)

Lounge/Diner

17' x 13' 2" (5.19m x 4.02m)

Kitchen

8' 5" x 7' 4" (2.57m x 2.23m)

Bedroom 1

14' 2" x 12' 7" (4.32m x 3.84m)

Bedroom 2

14' 2" x 8' 9" (4.33m x 2.67m)

Bathroom

10' 4" x 6' 2" (3.15m x 1.87m)

Parking

There is a secure underground parking space for one vehicle.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- Central location
- Prestigious development
- Concierge service
- On-site health suite
- Quiet location
- Service charge: £300.41pcm

SERVICES

Mains water, electricity and drainage.

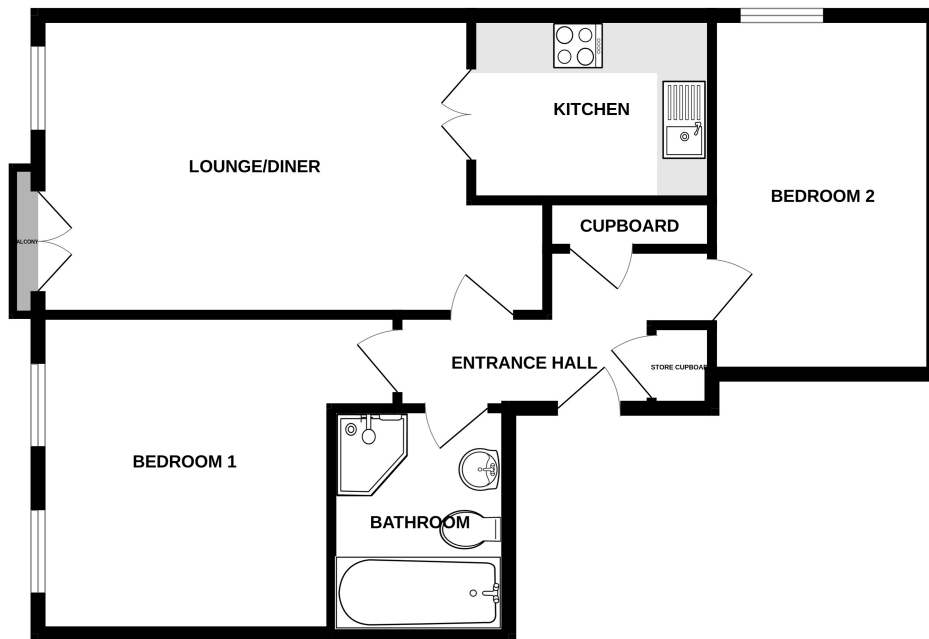
APPLIANCES INCLUDED

- Neff microwave
- Neff extractor fan
- Neff halogen hob
- Neff single oven
- Neff integrated dishwasher
- Hotpoint washing machine

SCHOOL CATCHMENT

Amherst Primary School and Les Varendes High School

FIRST FLOOR



28 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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