Maxwell
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Tel: 01481 248123

REF: LS1109

BUY TO LET INVESTMENT

Price: £360,000

A contemporary styled **2 BEDROOM UNFURNISHED APARTMENT** situated within the **ROYAL GARDEN COMPLEX** in **ST PETER PORT,** A Short stroll

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Living Area

Kitchen

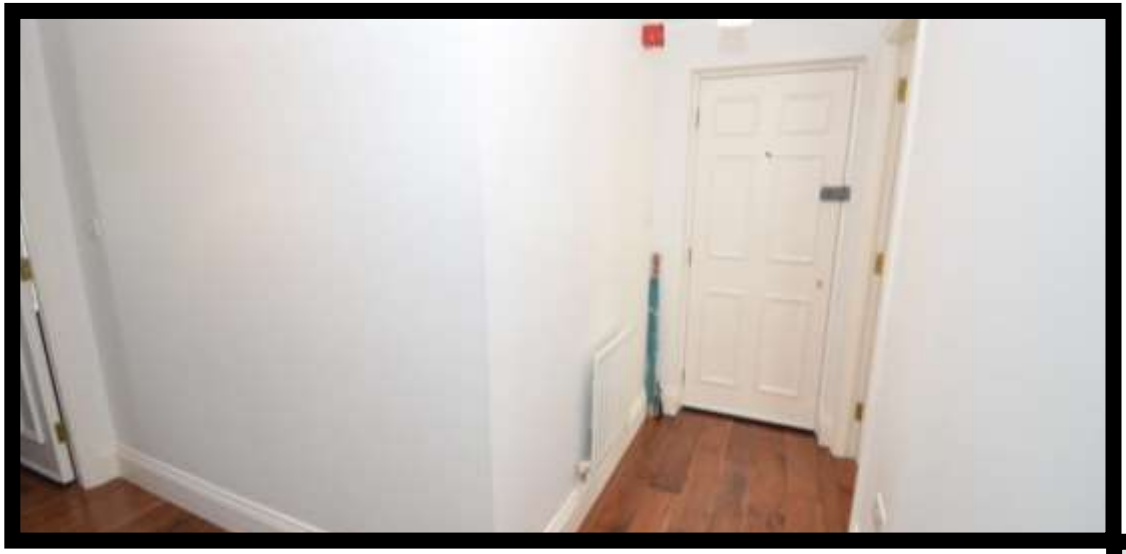
Please note

This beautiful 2 Bedroom apartment within the Royal Gardens is an ideal Buy to Let Investment currently with professional tenant in situ.

The apartment is spacious and contemporary styled and benefits from an outdoor balcony.

Master Bedroom

Dining Area



Communal Entrance door into Hallway, Lift or staircase up to the apartment.

Entrance Hall

2.88M (9'5'') X 1.52M (4'1'') & 3.45M (11'3'') X 1.06M (3'5'')

- 'L' Shape in design.
- Storage cupboard housing electrics.
- Wall mounted radiator.

Doors to:-

Master Bedroom

2.88M (9'5'') 3.00M (9'10'')

- Upvc twin windows to front aspect.
- Fitted carpet, wall mounted radiator.
- Run of 6 door wardrobes.
- Phone / TV / Sat points.

Bedroom 2

4.26м (13’11” x 2.86м (9’4”)

- Twin upvc windows to front aspect.
- Fitted carpet.
- Wall mounted radiator.
- Phone / TV / Sat points.

Family Bathroom

2.66м (8’9”) x 1.88 (6’2”)

- Contemporary styled Villeroy & Boch 3 piece suite in white comprising a tiled bath with a shower attachment over, a pedestal hand basin and a W.C.
- Wood flooring.
- Recessed ceiling light. Silavent extractor fan.
- Wall mirror, Shaver point, Wall light.

Living / Dining Room

6.20 (20'4") x 4.64m (15'2")

- Upvc double doors to exterior balcony.
- Fitted carpet, Entry phone, Wall mounted radiator.
- TV / Phone / Sat points, Wall lights.
- Upvc window to the courtyard aspect.

Kitchen

3.24m (10'7") x 2.28m (7'5")

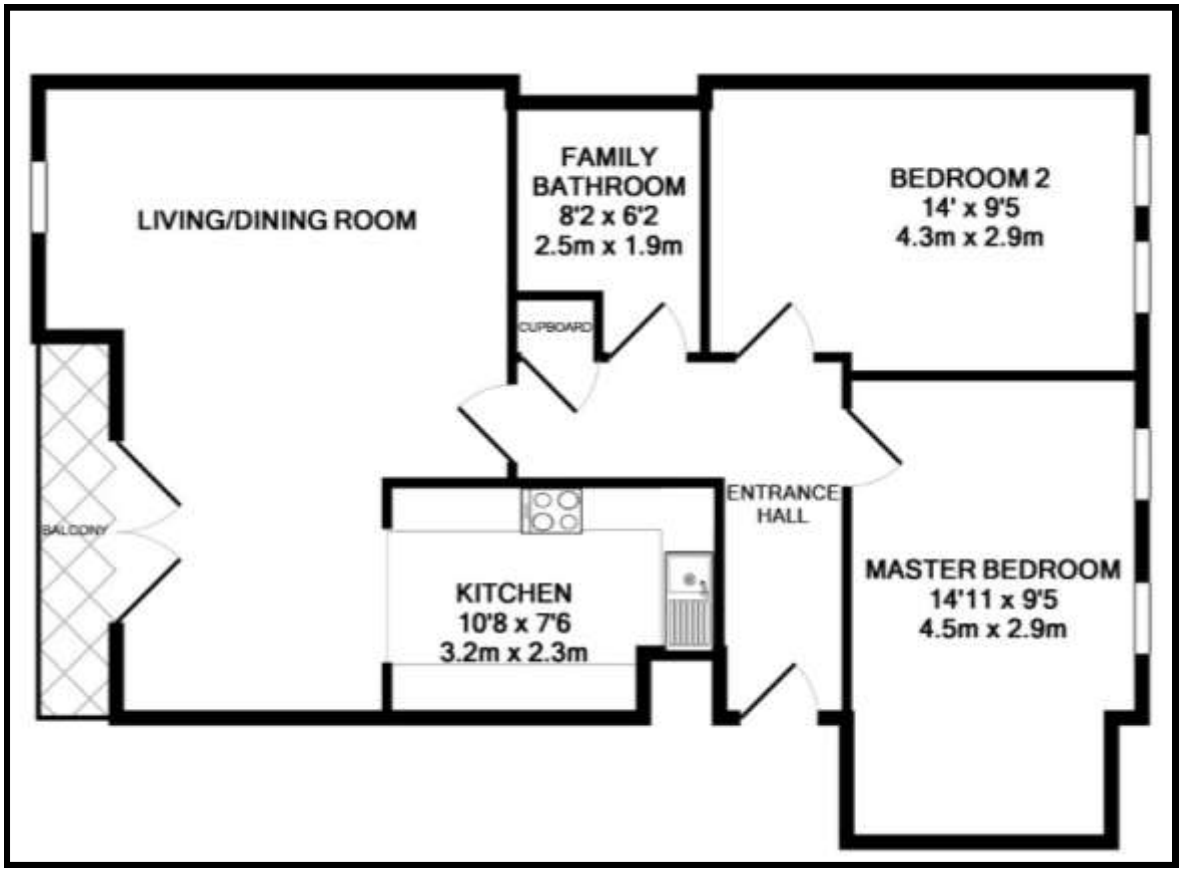
- Contemporary styled floor and wall units in light wood with granite worktops incorporating a Franke sink unit.
- Wood flooring, Recessed ceiling lights.
- Integral Valliant Gas boiler.
- The appliances include; Neff oven, Hob, Extractor fan, fridge / freezer, dishwasher and a Hotpoint washer / dryer.

Living / Dining Room

Exterior

- Secure underground Parking by access of Bosq lane.
- Communal Courtyard.

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 longer guarantee as to their operability or efficiency can be given.

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Additional Information

TRP: TBA
Perry's Ref: T L4

Services

Mains Drain | Mains Electric | Mains Water

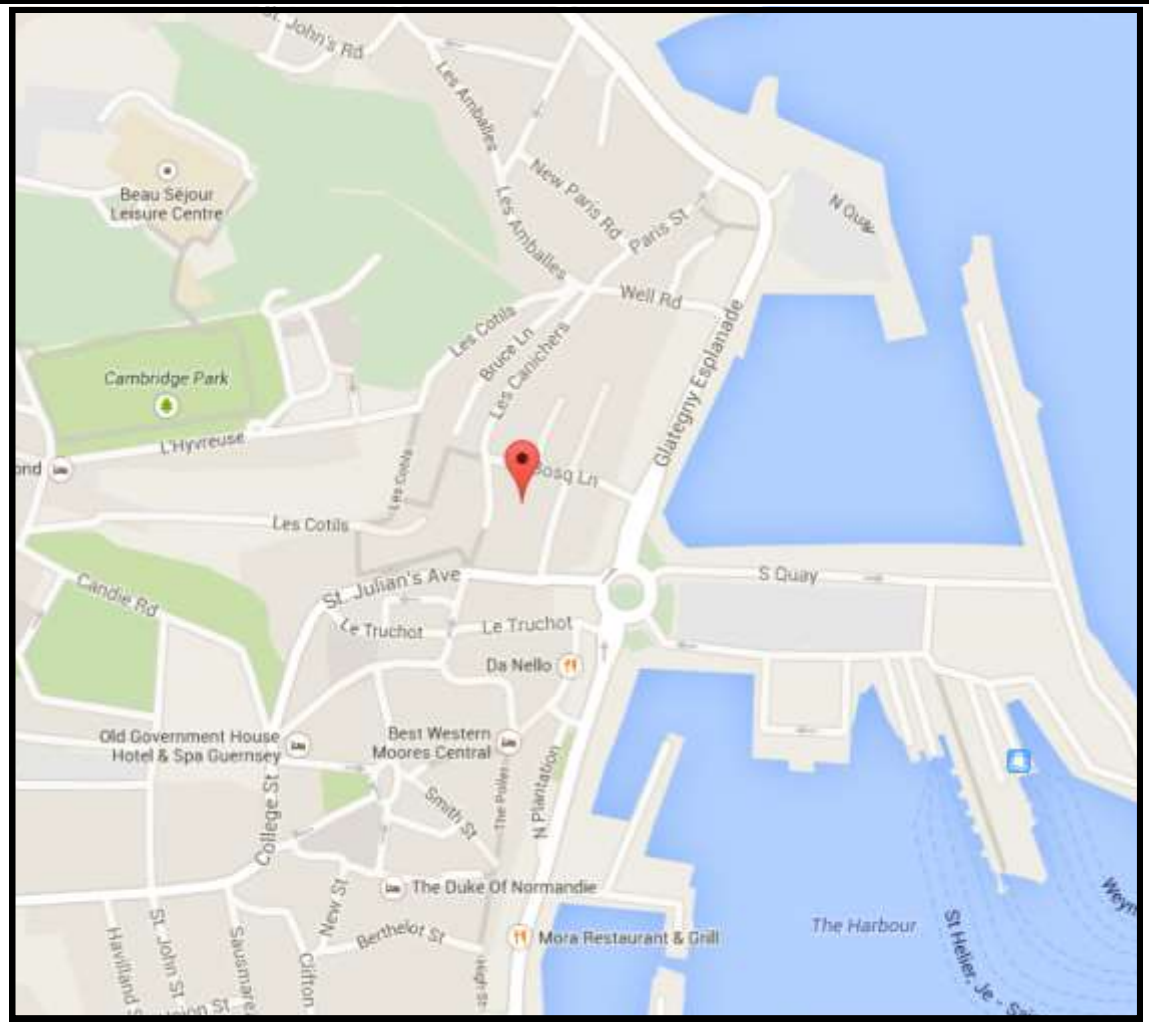
Mains Gas | Gas Central Heating

Viewings

Strictly by appointment with
MAXWELL ESTATE AGENTS LIMITED (GUERNSEY)

Our standards are high… that's why the family name is above our door

Creative, straight forward and professional	High quality HD Panoramic Video's
Good old fashioned customer service	Regular Effective Marketing
Confident, trustworthy, with Free Valuations	Personal service on a one to one basis
Full colour property brochures	With you every step of the way



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