

Maxwell

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Tel: 01481 248123

REF: LS1218

IDEAL BUY TO LET

Sale Price: £425,000



A contemporary styled **2 BEDROOM**
FURNISHED BUY TO LET
APARTMENT WITH CURRENT
TENANT situated in the **ROYAL GARDEN**
COMPLEX a short stroll from **ST PETER PORT,**
with **SLIGHT SEA VIEWS.** Parking for 2 vehicles in an
underground Garage.



Living / Dining Room



Kitchen

Please note

Furnished Buy to let 2 bedroom top floor apartment with balcony. The property has a current long standing tenant until February 2025. Unusually the apartment comes with 2 parking underground car spaces. We have managed this property for quite a considerable time, and in the past have had no problems re-letting, due to the royal gardens development and as well close to the town centre of St Peter Port.

The owner lets out the second parking space.

Both Bedrooms are of good size with fitted wardrobes.



Master Bedroom



Family Bathroom



Bedroom 2

4.06M (13'4") x 2.77M (9'1")

- Upvc twin sash windows with curtains and sea views.
- Built-in wardrobes / storage shelves.
- Radiator.
- Desk unit with chair.
- TV / Phone / Sat points.

Entrance Hall

3.5M (11'5") x 1.4M (4'9") AND 3.45M (11'3") x 0.99M (3'2")

- Wooden flooring.
- Radiator.
- Floor to ceiling storage cupboard.
- Access to loft space.

Doors to:-



Master Bedroom

4.15M (13'7") x 2.91M (9'7")

- Upvc windows to side and front aspect with curtains and sea views.
- Built-in mirror fronted wardrobe.
- Radiator.
- TV / Sat / Phone points.
- Electric ceiling fan with lights.



Family Bathroom

3.50M (11'6") x 1.81M (5'11")

- 3 Piece suite in white comprising a panel bath with a shower attachment over, a pedestal hand basin and a W.C.
- Glazed medicine cupboard.
- Wood flooring.
- Heated towel rail.
- Silavent extractor fan.

Living / Dining Room

6.36M (20'10") x 3.95M (13')

- Upvc sash windows to front with sea views.
- Upvc side window with curtains overlooking courtyard.
- TV / Sat / Phone points.
- Entry phone.
- Glazed door to Balcony.

Open to:-

Kitchen Area

2.56M (8'5") x 2.25M (7'5")

- Fully fitted contemporary styled floor and wall units in white oak with granite effect worktops incorporating a 'Franke' stainless steel sink.
- The appliances include; Neff stainless steel double oven, Ceramic Hob, Extractor fan, Neff dishwasher, Neff washer / dryer and a Neff fridge / freezer.
- Cupboard housing boiler.



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Living / Dining Area



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Balcony



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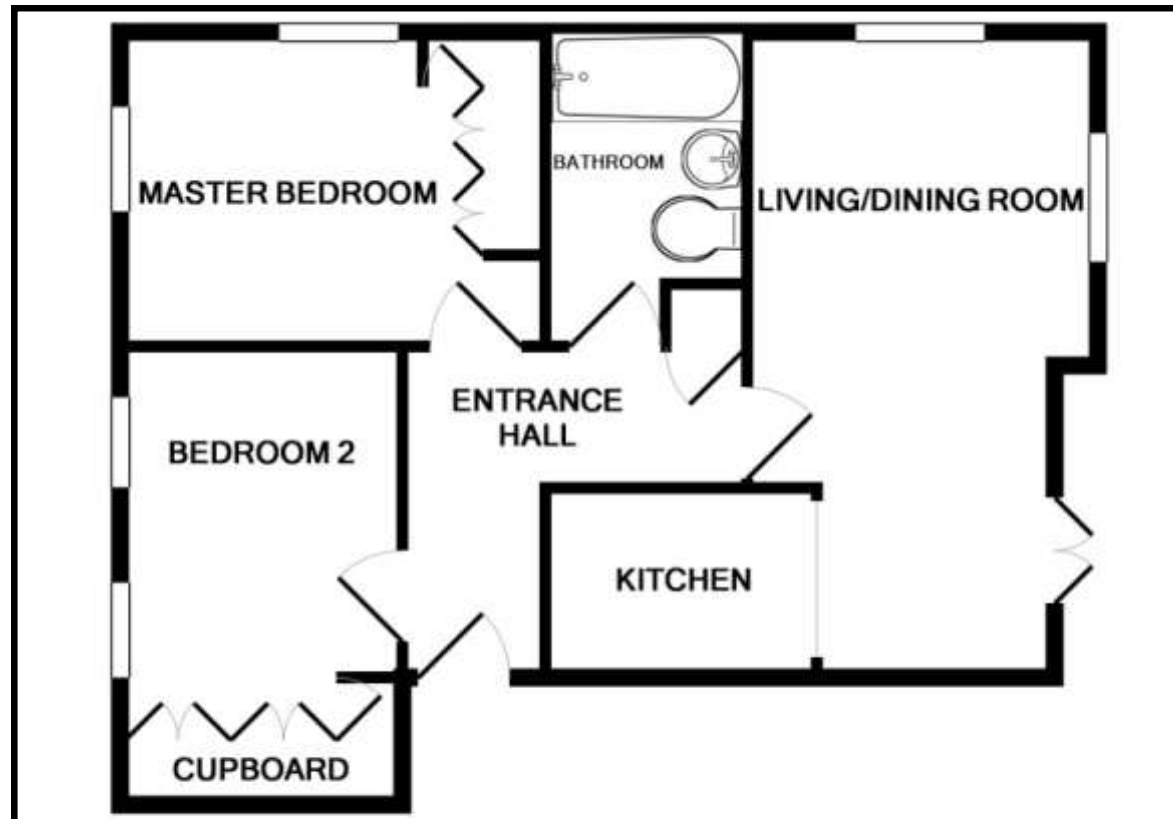
Tel: 01481 248123

Communal Gardens



- Parking for 2 vehicles in an underground Garage.

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

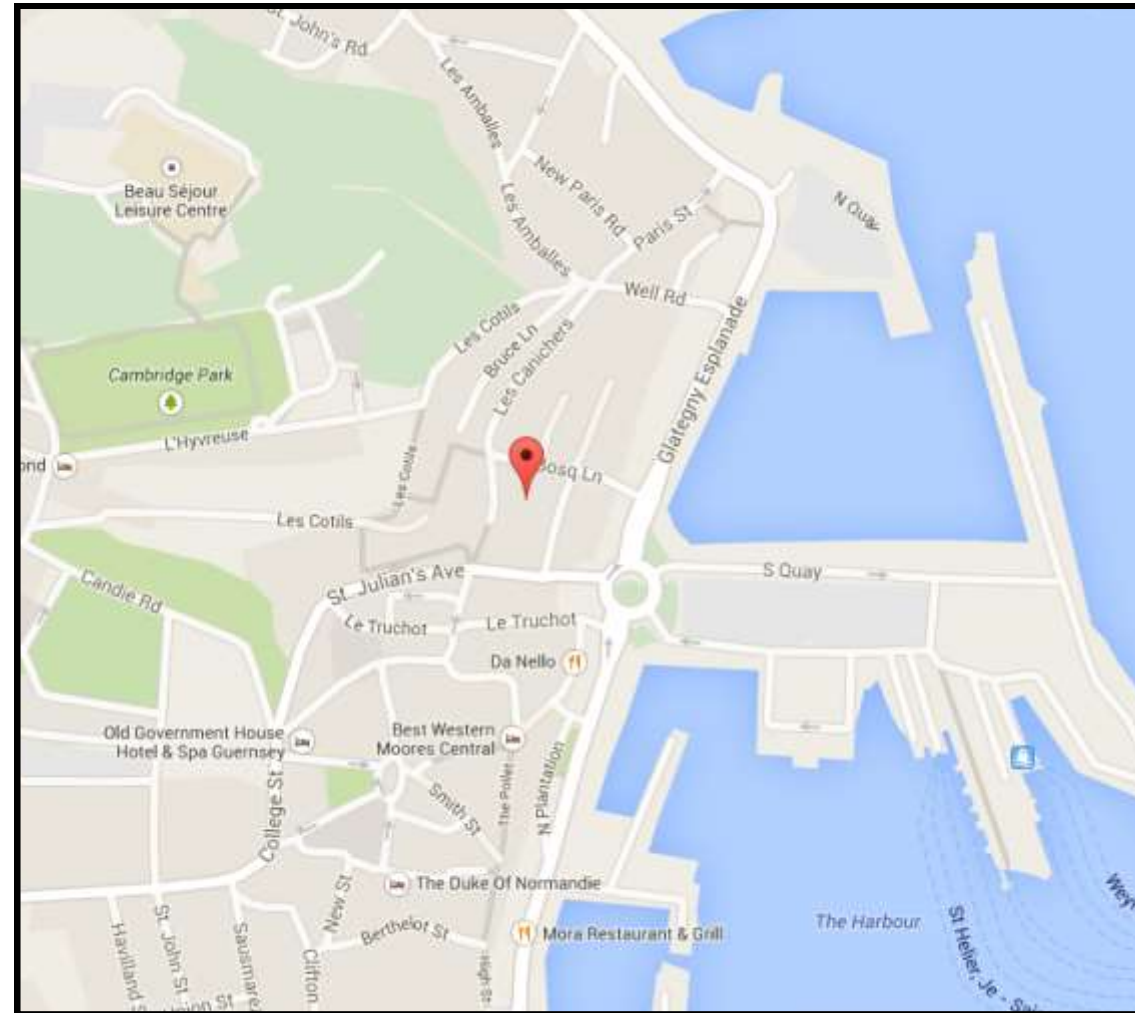
TRP: TBA
CURRENT MONTHLY MAINTENANCE CHARGE: TBA
PERRY'S REF: T L4

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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