

SEACREST APT.2

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

1,040

SQ FT

3.8%

YIELD

£885,000 ST. BRELADE

Livingroom is delighted to introduce this immaculately presented, ground-floor apartment within the sought-after Seacrest development. One of just eight apartments in the building comprising a welcoming lobby, kitchen/breakfast room with access to a private terrace - perfect for enjoying the morning sun. The spacious sitting/dining room extends onto a good-sized private terrace with access and views to the perfectly manicured gardens. Both double bedrooms are well-proportioned with an En-suite and fitted wardrobes in the primary and a house bathroom. There's secure, garaged parking for two vehicles, use of a communal store room and plenty of visitor parking. Located beside Petit Port, surrounded by cliff path walks and within a short drive to all amenities in the west of the island, this wonderful apartment provides the perfect opportunity to purchase a "lock up and leave", low-maintenance home in a truly stunning location. Regret no pets permitted.



LIVINGROOM

The Channel Island Estate Agent











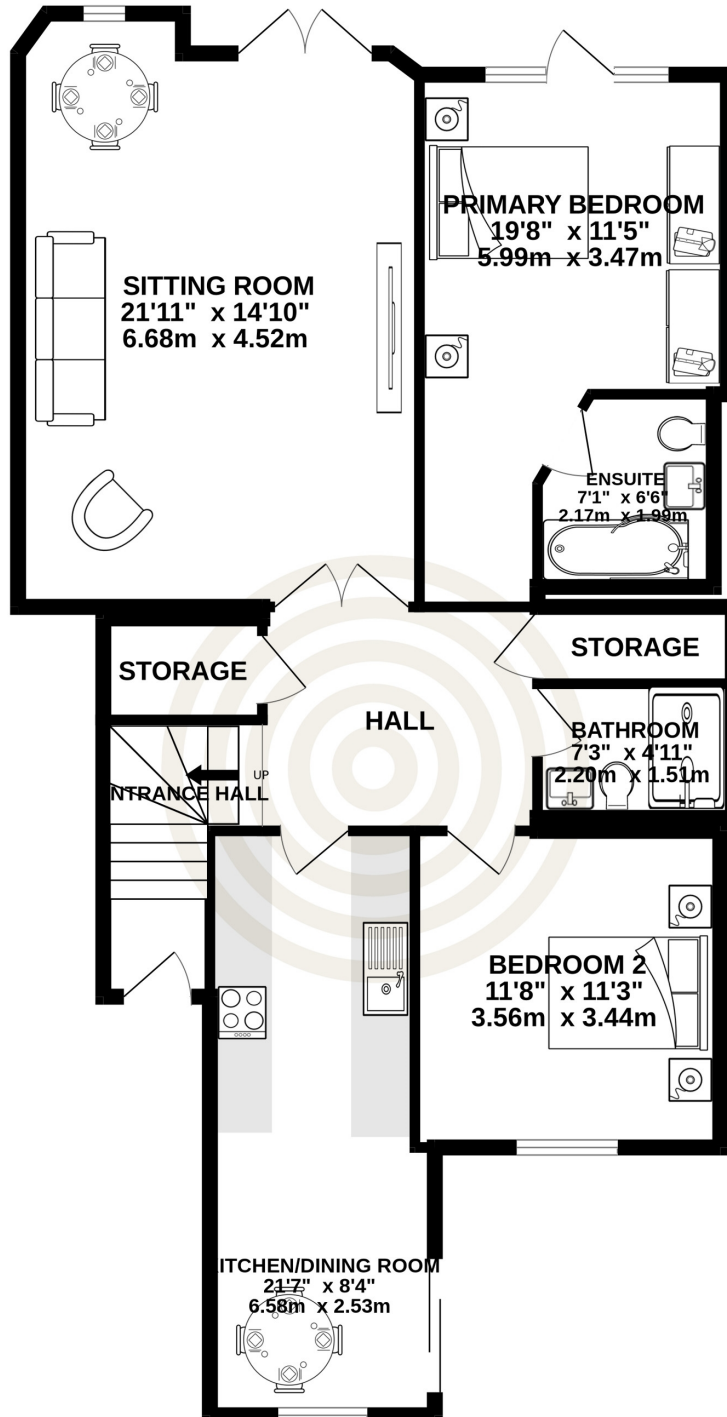








GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.

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.

GROUND FLOOR

Entrance Hall	
Hall	
Sitting Room	21'11 x 14'10
Kitchen/Dining Room	21'7 x 8'4
Primary Bedroom	19'8 x 11'5
Bathroom	7'3 x 4'11
Bedroom 2	11'8 x 11'3

KEY FACTS

Located beside the beach at Petit Port
Ground floor
Immaculately presented
Two private terraces
Beautifully manicured communal gardens
Garaged parking for two vehicles & visitor parking
Communal store room
One of just eight apartments in the building
Ideally located for cliff path walks and amenities in the west

SERVICES

Mains drainage
Mains water

HEATING

Electric under floor heating

TENURE

Share transfer

MANAGEMENT INFORMATION

Managed by Advanced Property Management

SERVICE CHARGES

£780 per quarter

RESTRICTIONS

No pets permitted

POTENTIAL RENTAL INCOME

£2,800 per month

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

La Moye
Les Quennevais

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£885,000



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