

APARTMENT NO.2 SEAGROVE COURT

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

621

SQ FT

4.2%

YIELD

£599,000 ST. BRELADE

Livingroom is delighted to have been appointed Sole Agent for this superb coastal apartment, located in the highly sought-after development of Seagrove Court within a short walk to Corbiere Phare and the surrounding cliff path and railway walks. Apartment 2 comprises a welcoming entrance hall, a separate kitchen, primary bedroom with built in wardrobes and an en-suite, a second double bedroom, a house bathroom and a large bright sitting room flowing onto a large sun terrace overlooking Corbiere. Externally, the property offers two designated parking spaces. For more information or to arrange a viewing please call us on 01534 717100 or email jersey@livingroomproperty.com to avoid disappointment.



LIVINGROOM
The Channel Island Estate Agent



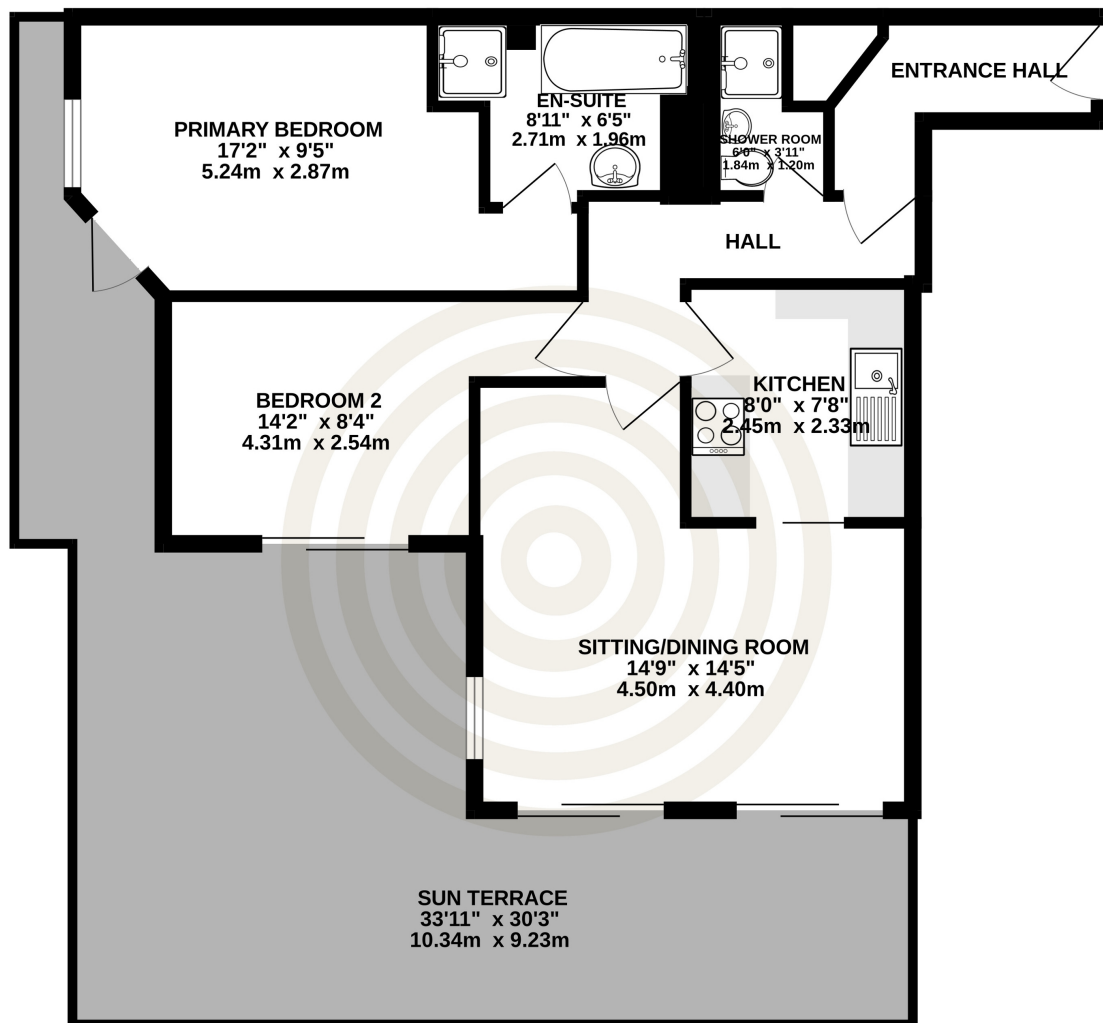








GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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.
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GROUND FLOOR

Entrance Hall	9'1 x 6'0
Kitchen	7'8 x 8'0
Sitting/Diner	14'9 x 14'5
Primary Bedroom	17'2 x 9'5
En-suite	8'11 x 6'5
Bedroom Two	14'2 x 8'4
Shower Room	3'11 x 6'0
Sun Terrace	30'3 x 33'11

KEY FACTS

Two bedrooms, two bathrooms
Parking for two vehicles
Uninterrupted sea views
Ideal lock up and leave
Large external store
Motivated vendors
Large terrace area
No further chain

SERVICES

Mains water
Mains drains

HEATING

Electric heating throughout with wall mounted heaters

SERVICE CHARGE

£344 per quarter

MANAGING AGENT

Maillards & Co

TENURE

Flying freehold

PARKING

One space in the bottom garage and one at the top

POTENTIAL RENTAL INCOME

£2100 pcm

INCLUSIONS

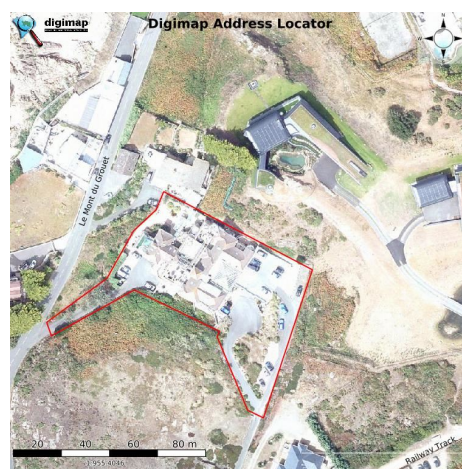
As per inventory

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.

£599,000



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