



1, The Palms

La Couture, St Peter Port, GY1 2DZ

£700,000

LOCAL MARKET

A superb investment opportunity, built in 2022, conveniently positioned close to the amenities of Admiral Park and Town with two allocated parking spaces.

This well proportioned property comprises three bedrooms, main bedroom with en-suite, family bathroom and guest WC. There is a bright and airy open plan kitchen living room with doors opening out on to the enclosed garden.

Please note the property is tenanted until end of July 2027 and is suitable for investors only.

School catchment: Amherst Primary School / Les Varendes High School

Key facts



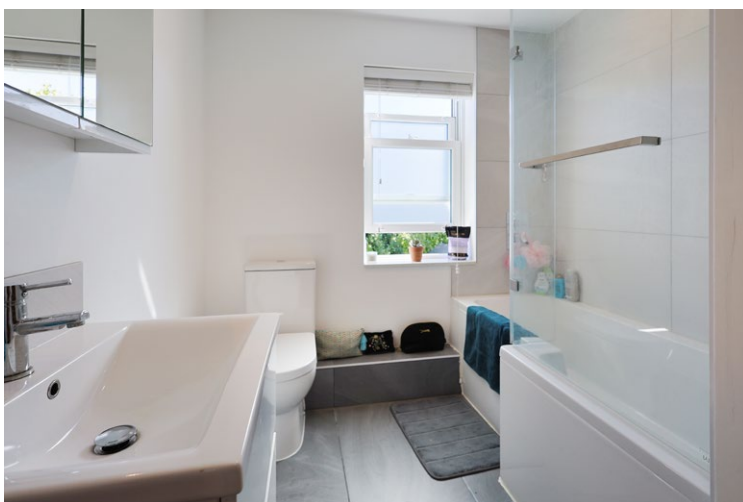
- Investment opportunity
- Three bedroom home
- Built in 2022
- Two allocated parking spaces
- Enclosed rear garden

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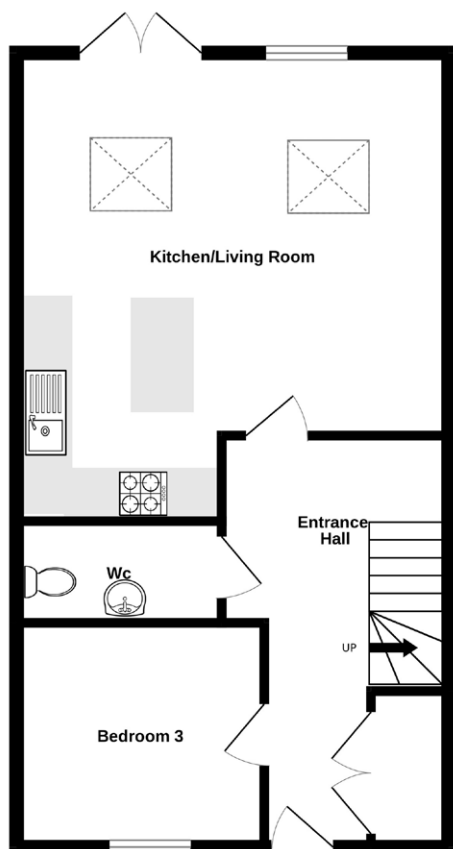




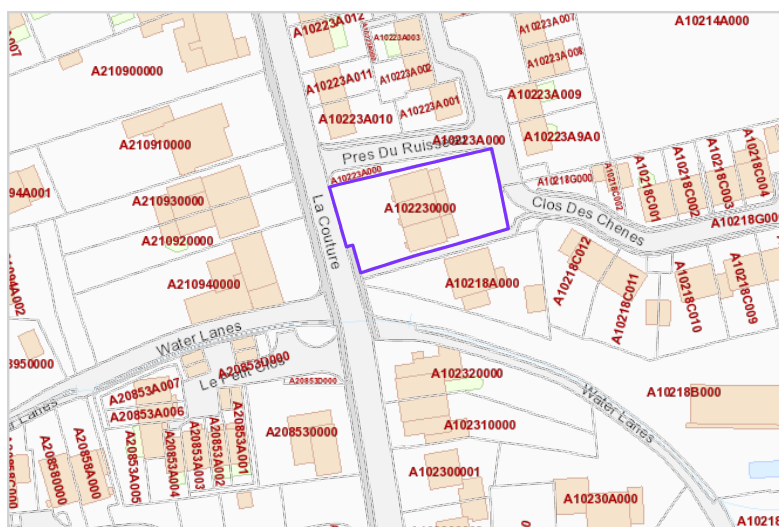
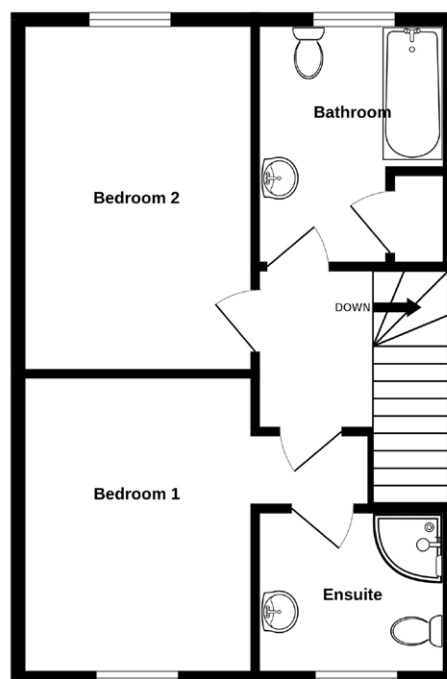


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

16'5 x 6'3 (5m x 1.9m)

WC

7'7 x 4' (2.3m x 1.2m)

Bedroom 3

9'10 x 9'11 (3m x 3m)

Kitchen/living room

18' x 17'2 (5.5m x 5.2m)

APPLIANCES

- Neff oven
- Neff extractor fan
- Neff hob
- Neff fridge freezer
- Neff washer/dryer
- Neff dishwasher

FIRST FLOOR

Landing

6' x 3'5 (1.8m x 1m)

Bedroom 1

13'4 x 12' (4.1m x 3.7m)

En-suite

7'4 x 6'9 (2.2m x 2m)

Bedroom 2

13'4 x 9'10 (4.1m x 3m)

Bathroom

9'2 x 6'11 (2.8m x 2.1m)

EXTERIOR

The development is accessed off the road onto a brick paved driveway where there are two allocated parking spaces in tandem. There is an electric car charging port, a shared outside tap and bin area. To one side of Unit 1 is a walkway which leads to the rear garden which is enclosed with fencing and laid to lawn and patio.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, electric central heating, uPVC double glazing.

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