

1, The Palms

£690,000

La Couture, St Peter Port, GY1 2DZ

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

3 2 1

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

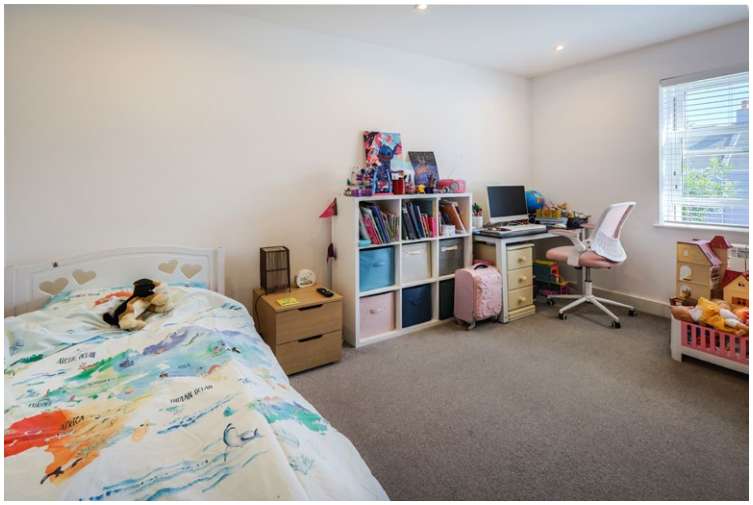
t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

cooper brouard
GUERNSEY'S ESTATE AGENT













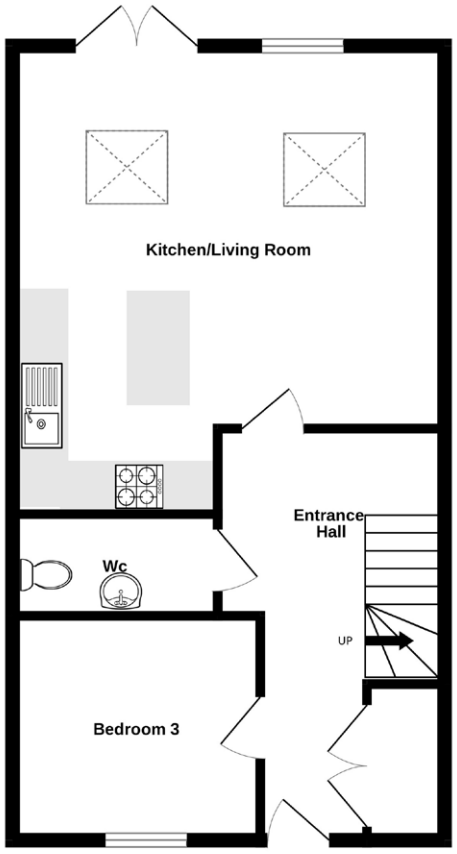




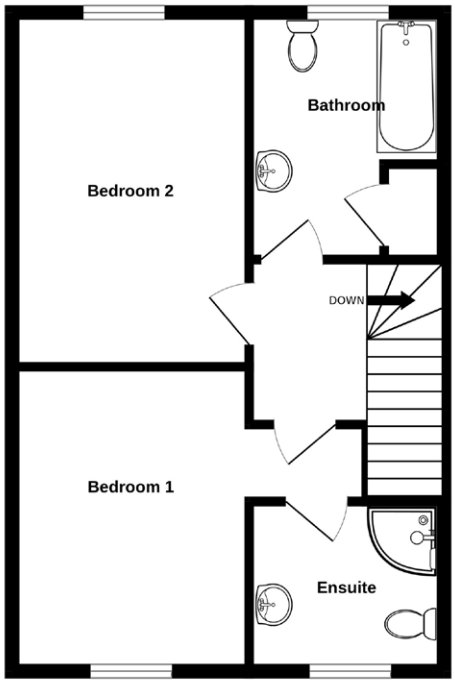


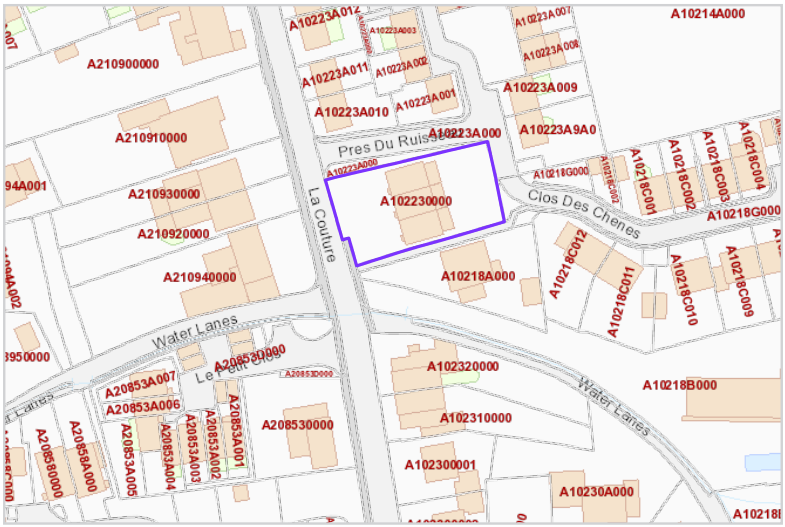
Floorplan

GROUND FLOOR



1ST FLOOR





Mapping / Aerial Photography Copyright © States of Guernsey 2026

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.

Perry's ref: 2 D1

what3words: singed.spooned.aiding

TRP: 116

CONTACT OUR LOCAL MARKET TEAM


Matt


Ben


Liz


Hannah

cooper brouard

La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

These particulars are supplied on the understanding all negotiations 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.