



Maillard
& Co

£ 299,000

Le Capelain House, La Rue de L'etau

For Sale



“Modern one Bedroom apartment with a balcony.”

1

Bedrooms

1

Receptions

1

Bathrooms

For Sale

Property features

Waterfront Location	Balcony
Modern & Spacious Apartment	Great First Buy or Investment



Property details

Only a short walk from the beachfront and the town centre, this beautiful one bedroom apartment situated in the popular water front development at Castle Quay makes an ideal first step on the property ladder or is well suited to an investor looking for a buy to let.

This apartment sits on the second floor with open plan Kitchen/living area with a good size balcony overlooking the gorgeous communal gardens. The double bedroom offers ample storage with fitted wardrobe and is serviced by the house bathroom. The property is heated with electric panel heaters throughout.

Completing the property there is a utility cupboard with water cylinder and a washing machine.

Additional Information:

All main services excluding gas. Double glazed. Electric panel heaters. Building service charge of approx. £425 per quarter to include Parish rates, professional management fees, communal cleaning, communal lighting, lift maintenance and building insurance. Share Transfer. No pets.

Modern one Bedroom apartment with a balcony.

Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.

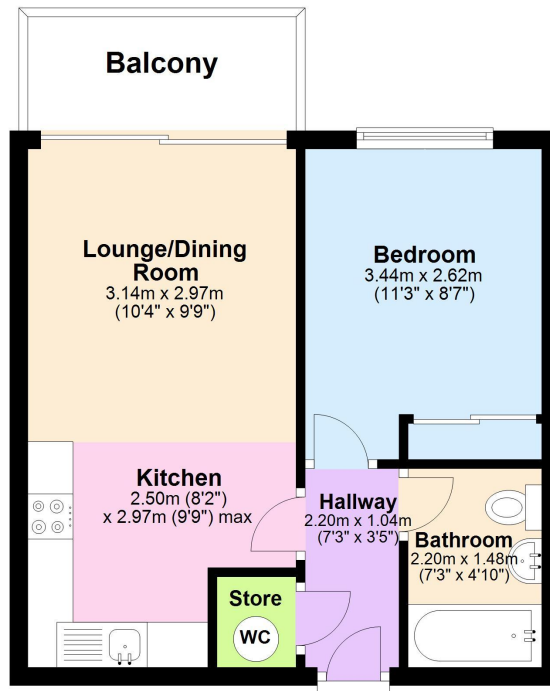






Second Floor

Approx. 32.7 sq. metres (351.6 sq. feet)

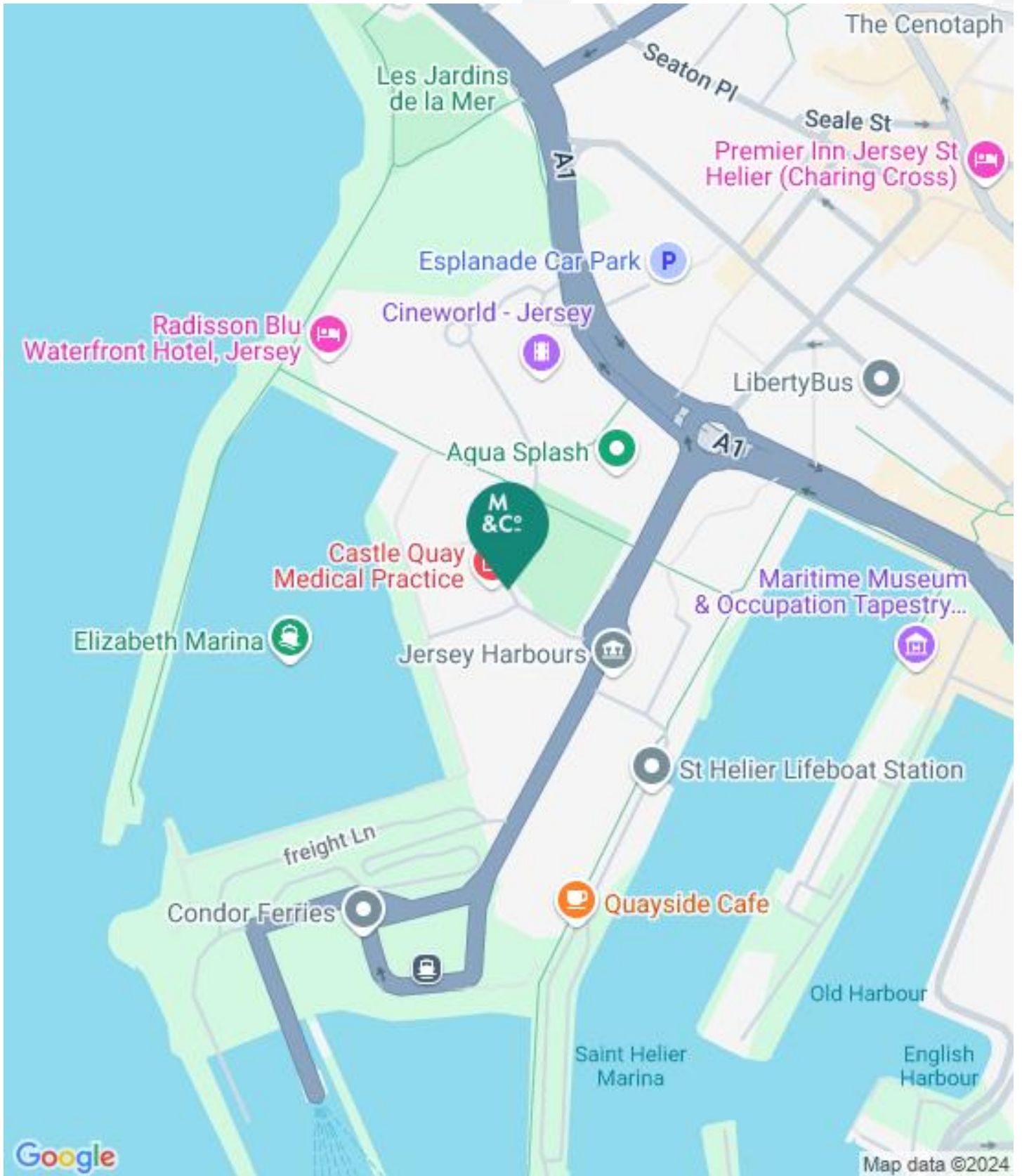


Total area: approx. 32.7 sq. metres (351.6 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract.

Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.

Plan produced using PlanUp.





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