

5 Uplands

St Jacques - St Peter Port - GY1 1SP

Price £415,000



REF: 999

TRP: 76

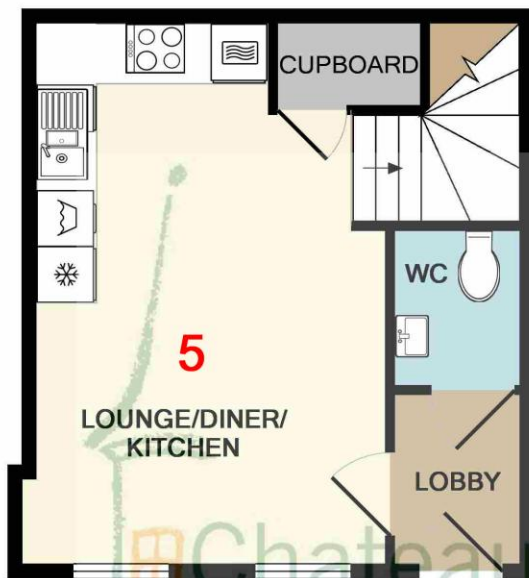


- Modern development of just 6 one bedroom houses.
- Open plan living, cloakroom and bedroom with ensuite bathroom.
- Located in St Jacques, St Peter Port on the outskirts of Town.
- Communal garden plus private outside space and own shed.
- Allocated parking for 1 car plus visitor spaces.
- **Investment only purchase with sitting tenant.**

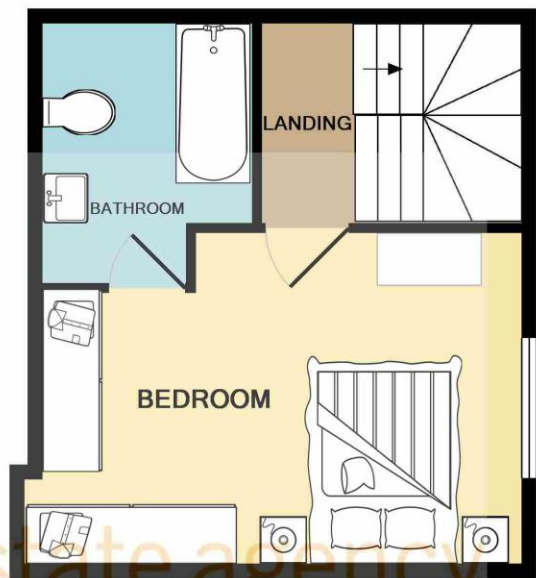








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Chateaux Estate Agency are pleased to offer to the market "5 Uplands" as an investment purchase, in a development of just 6 low maintenance one bedroom houses. Located in St Jacques on the outskirts of Town making it perfect for a short walk to all the amenities needed. The site consists of 5 one bedroom houses plus a one bedroom bungalow style property. This property was a new build in 2017 and still has the original tenants who have renewed up until November 2027 and wish to stay beyond this if possible. No.5 would offer an investor a gross yield of 5.23% and has a low monthly service charge. It offers under floor heating throughout, fully fitted kitchen, fully tiled bathroom, bedroom with fitted furniture and LED lighting throughout. Allocated parking for one car plus visitor spaces, communal garden plus your own outside space and separate wooden shed. To view this ideal buy to let property please call the team at Chateaux 244544.

ENTRANCE LOBBY

Half glazed uPVC door to front, with doors off to cloakroom and living space.

CLOAKROOM

Fitted with a two piece suite in white comprising wash hand basin and WC.

LIVING SPACE

Open plan living space providing ample areas to dine and relax. Fully fitted kitchen comprising wall and base units in matt white with quartz stone worktops and up stands over, including one and a half bowl stainless steel inset sink with groove drainer. Appliances include Neff oven, microwave, ceramic hob, with stainless steel and glass extractor over, slimline dishwasher, Hotpoint fridge freezer, and washer/dryer. Two windows to front.

STAIRS & LANDING

Stairs to first floor landing with door off to bedroom.

BEDROOM

Generous double bedroom with plentiful fitted wardrobes and matching chests. Dormer window to rear and door to ensuite.

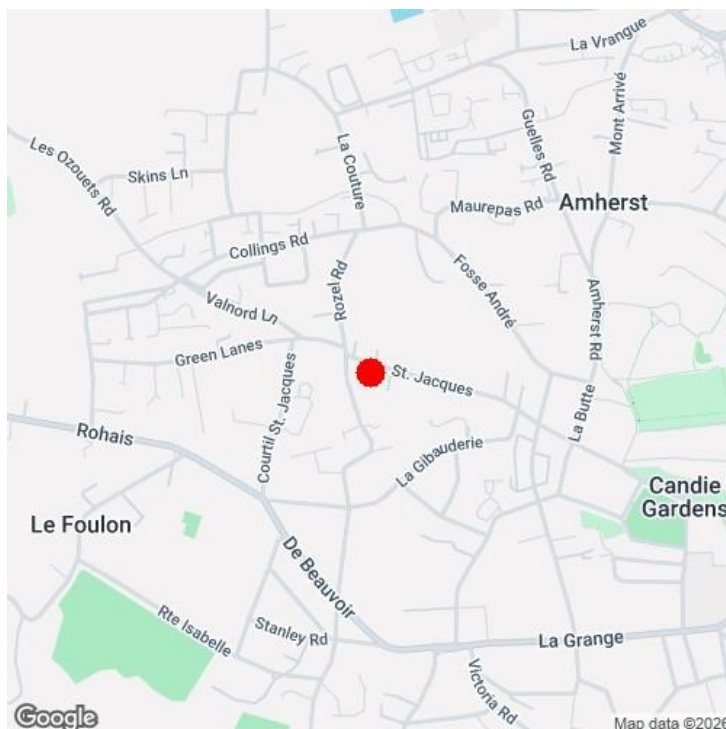
ENSUITE

Fitted with a three piece suite in white comprising bath with shower over, wash hand basin set on vanity unit and WC. Heated towel rail.

EXTERIOR

Own outside space with communal garden along with dedicated 8' x 4' garden shed for additional storage together with allocated parking space and two shared visitor spaces. Communal bin store next to entrance of development.

"The interior photos are representative of the interior finish of the development"



SERVICES: Electric Supply Type: Mains Supply, Gas Supply Type: None, Water Supply Type: Mains Supply, Sewerage Supply Type: Mains Supply, Telephone Supply Type: Fibre, Broadband Supply Type: Fibre

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Neff oven, microwave, ceramic hob, with stainless steel and glass extractor over, slimline dishwasher, Hotpoint fridge freezer, and washer/dryer.

WHAT3WORDS: weaken.loveliness.turns

SERVICE CHARGE: £115.00pcm

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.