

16, MILLENNIUM COURT

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,193

SQ FT

3.5%

YIELD

£1,350,000 ST. CLEMENT

This second-floor sea facing apartment, is situated in the much sought after Millennium Court development at Greve d'Azette and benefits from private beach access. This beautiful apartment offers 1193 sq. ft. of accommodation and comprises three double bedrooms with one currently being fitted out as a study and including a primary bedroom en-suite with sea views, bright and spacious kitchen/breakfast room and expansive living/dining area with a balcony facing the sea. The apartment further benefits from a utility room and an abundance of internal storage as well as an external lock up store. This fantastic property also benefits from two secure, tandem undercover parking spaces as well as ample visitor spaces. Not only does the development benefit from direct private beach access but it is situated along the Number One bus route and is within walking distance of the town centre and the nearby bars and restaurants.



LIVINGROOM

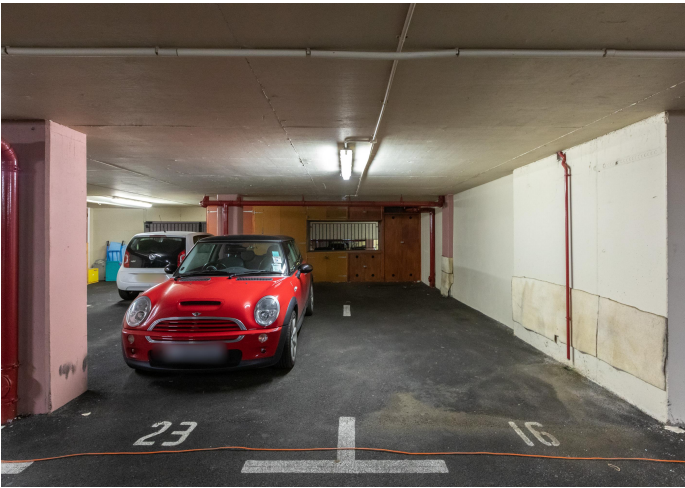
The Channel Island Estate Agent



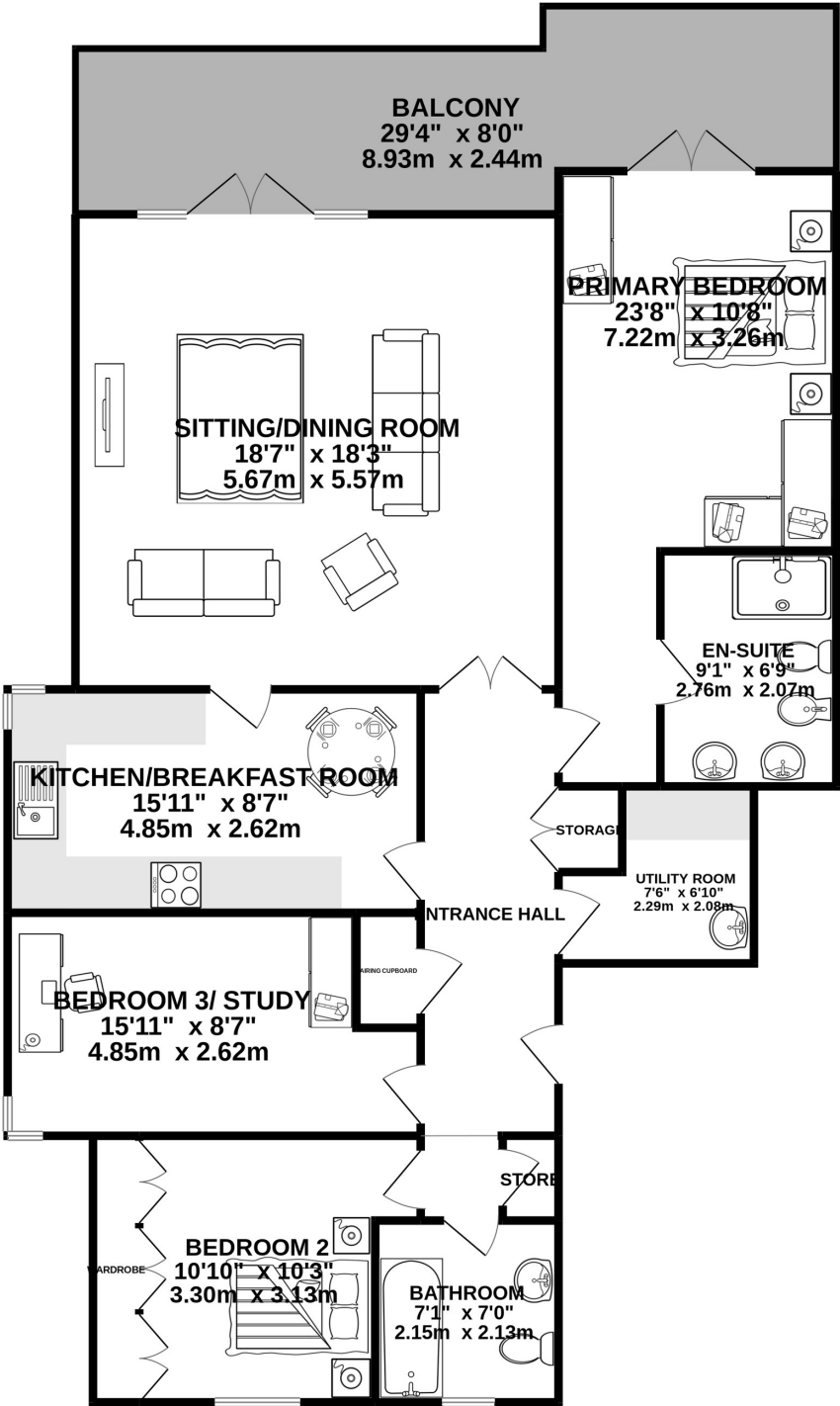








SECOND FLOOR
1193 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.9 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.

SECOND FLOOR

Entrance Hall	5'4 x 17'2
Sitting/Dining Room	18'7 x 18'3
Kitchen/Breakfast Room	15'11 x 8'7
Primary Bedroom	10'8 x 23'8
En-suite	6'9 x 9'1
Utility Room	7'6 x 6'10
Bedroom Two	10'10 x 10'3
Bathroom	7'1 x 7'0
Bedroom Three/Study	15'11 x 8'7
Balcony	29'4 x 8'0

KEY FACTS

Three double bedrooms, two bathrooms
 Large sea facing balcony
 Lift access
 Private beach access for the development
 On-site caretaker
 On the Number One bus route
 Walking distance to town
 External store cupboard
 Tandem parking for two & numerous visitor spaces
 Pets are permitted

SERVICES

Mains drains and water services

HEATING

Electric central heating throughout

APPLIANCES

Siemens hob
 Beko integrated oven
 Siemens integrated microwave
 Siemens dishwasher
 Siemens fridge/freezer
 Miele washing machine
 Miele tumble dryer

POTENTIAL RENTAL INCOME

£3,950 per month

SERVICE CHARGE

£925 per qtr

Managed by Clyde-Smith Property Services

TENURE

Flying Freehold

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Samares
 Le Rocquier

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.

£1,350,000



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