



A block of three units, currently used as a buy-to-let investment.

The Isles, Gategny Esplanade, St Peter Port, Guernsey

Asking Price £399,000





Building currently split in to three apartments • Benefit of parking for three vehicles • Beautiful views out to sea and the Islands beyond • Convenient location just a short distance from St Peter Port town centre • Currently tenanted out for approximately £2,800 per month

#### Local Information

The Isles is situated in a convenient central location just a short distance from St Peter Port town centre with amenities including restaurants, cafes and shops. While travelling North the property is close by to the amenities of Admiral Park including Waitrose, Pets at Home and B&Q.

A regular bus route runs directly outside the property from Gategny Esplanade.

The school catchment area for the property is Amherst Primary and St Sampsons High School.

#### About this property

This town property consists of three units of Local Market accommodation, set over two floors, each unit having the benefit of a parking space to the front.

The spacious top flat has excellent views over the bay and the two ground floor flats have the shared use of a small rear courtyard.

We understand the property has an income of about £2,800 per month and all the tenancies are on a monthly rolling notice period on both sides.

The property appears to be in generally sound condition throughout and given the location, has always been fully let.

#### Services and Notes

Mains electricity, water and drainage. The fixtures and fittings are as seen.

#### Directions

Driving from town, the property is situated just before La Piette Hotel/St George's Place access point. Perry's Guide Map Reference: Page 3 L.

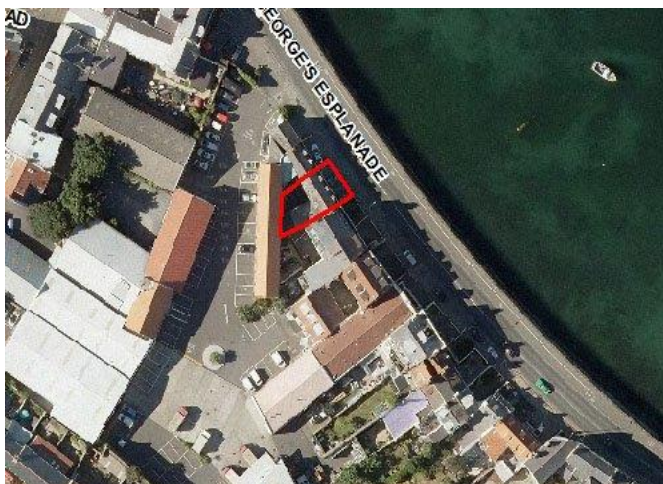
#### Tenure

Freehold

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.

Telephone: +44 (0) 1481 713 463.



The Isles, Glatigny Esplanade, St Peter Port, Guernsey

Gross Internal Area 2110 sq ft, 196 m<sup>2</sup>

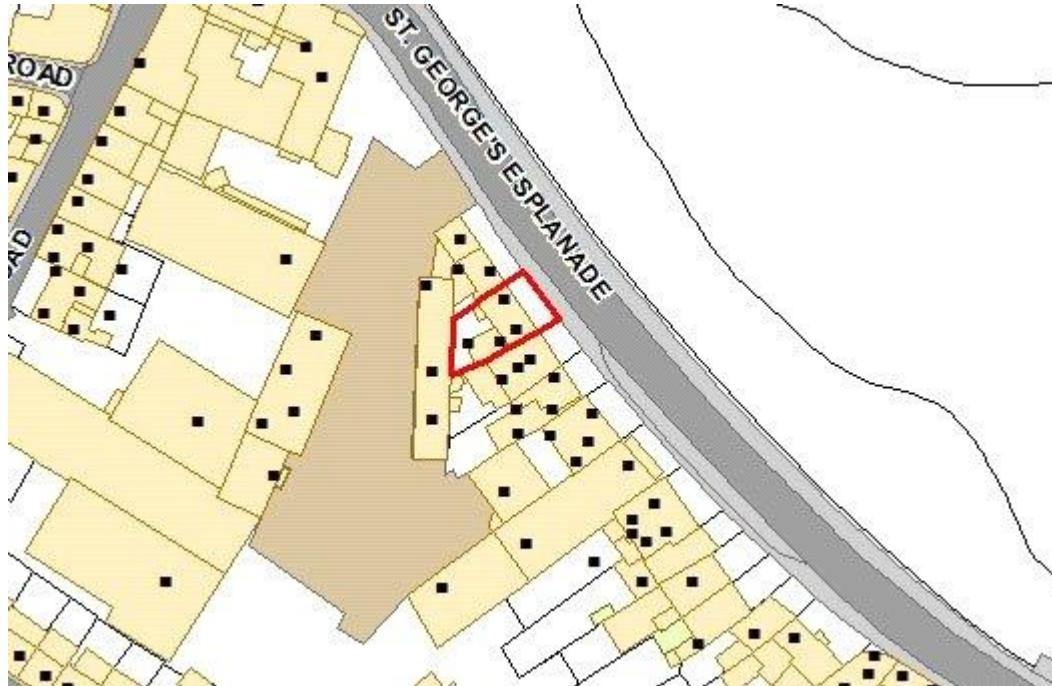
Guernsey

+44 (0) 1481 713 463



savills

savills.gg



**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200129CETB

