



CHRISTIE'S
INTERNATIONAL REAL ESTATE

TOP FLOOR IMMACULATE APARTMENT AT CASTLE QUAY

Step into this top floor immaculate apartment on the 6th floor in Millais House, which has an impressive 25ft open plan living room with double height ceilings and floor to ceiling glazing opening out to the sun decked terrace, a perfect spot to relax and enjoy views towards Elizabeth Castle.

The modern kitchen is fully equipped with top end Miele appliances, including an oven, hob, microwave, fridge, freezer, dishwasher, and coffee machine. Retreat to the main bedroom, which features built in wardrobes, an ensuite bathroom and balcony access. A second bedroom, house bathroom, and utility cupboard complete the living space. Additionally, there is a large double door internal storage cupboard in the hallway.

This apartment also offers two designated parking spaces.

Currently tenanted on a monthly rolling basis, the apartment generates £3,135 per calendar month, equating to an attractive 4.18% gross yield at the advertised price of £900,000.

Living at the Waterfront is becoming a popular place to be for its ease of access to the town centre and lifestyle options surrounding the development and the up-and-coming new hospitality businesses.











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FEATURES

- 2 bedrooms, 2 bathrooms
- Top floor apartment
- 25ft open-plan living room
- Sun decked terrace with castle views
- Modern kitchen with premium Miele appliances
- Close to town and emerging hospitality spots

INFORMATION

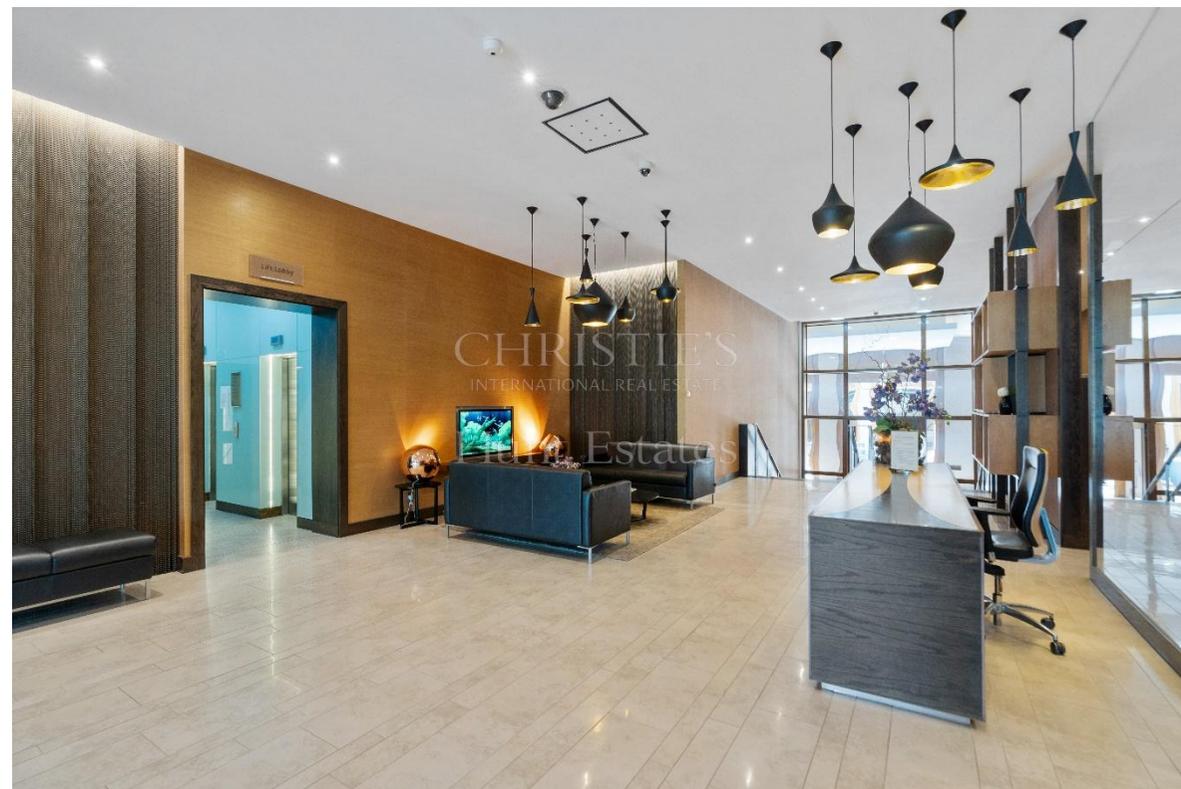
- Mains water and drains
- Electric air cooling/heating system
- Underfloor heating to bathrooms
- Double glazed
- Concierge and lift service
- Parking for 2 cars
- Currently tenanted on a monthly rolling basis, achieving £3,135 pcm
- Quarterly service charge of £1,142.51 and parking charge of £117.36
- Share transfer



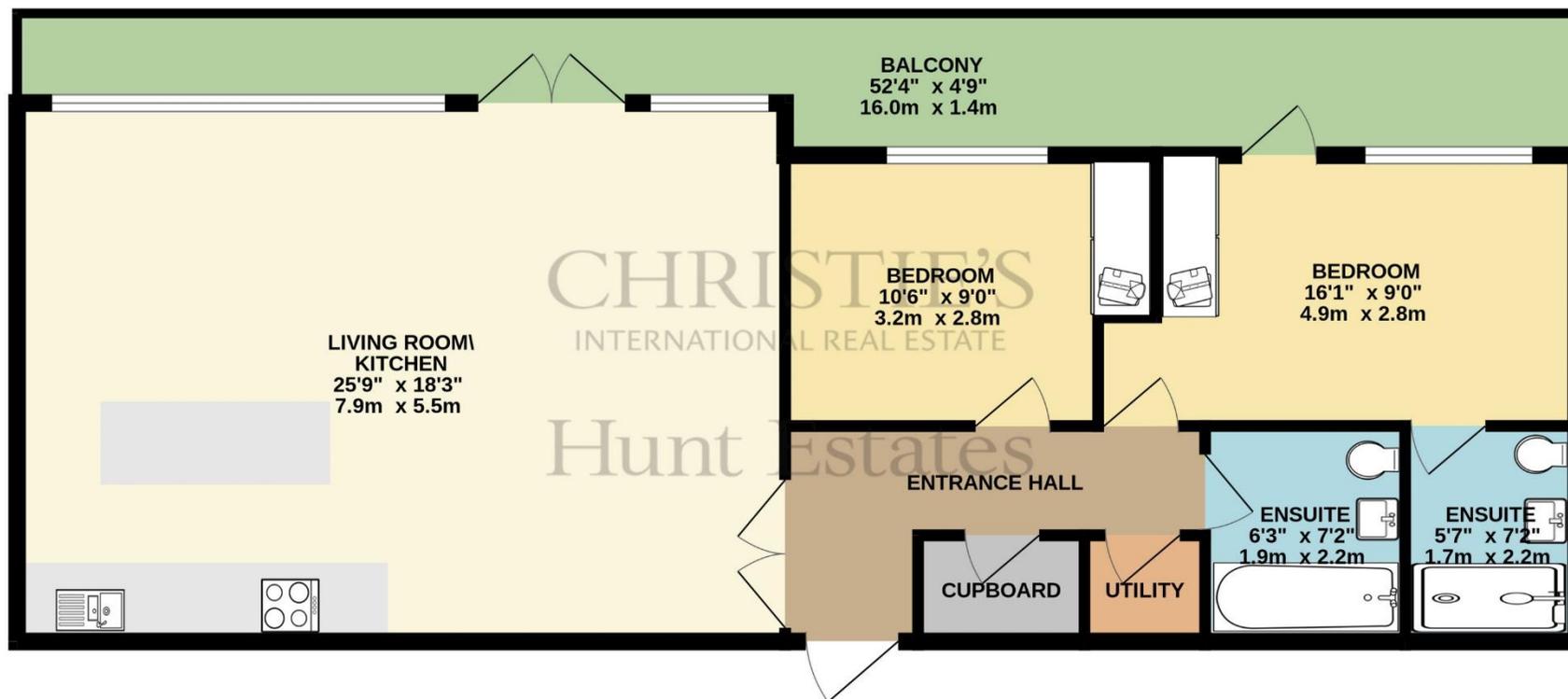
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6TH FLOOR
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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.

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