

ST. PETER PORT
£398,000



- Stunning Town & Eastern Seaboard Views
- Beautifully Presented
- Two On Site Designated Car Parking Spaces
- All Rooms SKY ready
- Three habitable rooms for license holders
- TRP 98
- Perry's 17 E5
- Ref LM0412



Situated on the outskirts of central St. Peter Port this immaculately presented penthouse apartment is part of a small development tucked quietly away from the hustle and bustle of Town, yet still benefits from it's amenities. In addition to the beautiful accommodation, the apartment offers stunning rooftop views from its elevated position leading down on to the Eastern seaboard. It benefits from designated parking for two vehicles.

We highly recommend internal viewing to fully appreciate this property.

Accommodation: Two bedrooms, lounge, kitchen, shower room, and parking.

ST PETER PORT

Landing: 8'7" x 6'4" (max) Electronic intercom entrance system. Two fitted cupboards housing meter boards and mains pressure hot-water system (with storage). All doors leading to...



Lounge: 13'7" x 12'2" + 5'10" x 3'3" + 5'3" x 3'7" A lovely room with mid height windows offering stunning views over St. Peter Port and the Eastern seaboard. The room has two open 'alcoves' which gives an interesting dimension. Three windows (one of which is circular) with views to the front and the side.



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Shower Room: 8' x 7' Stylish shower room. Three piece shower suite comprising of a low level w.c., large corner shower and wash hand basin inset to a purpose built vanity unit. Three facet bathroom cabinet over. Under floor heating. Tiles to all wall and floor areas.



Kitchen: 11'3" x 9'8" Beautiful fitted kitchen comprising of a range of base and wall units in a gloss white finish. Solid granite work surfaces incorporating a sink with mixer tap over. Appliances include a Neff double oven with Neff combi-microwave above, Neff four ring ceramic hob with 'Chimney' extractor above, fully integrated Neff fridge/freezer, fully integrated Neff dishwasher and a Caple washer/dryer. Tiles to all wall areas between base and wall units. Under floor heating. One window with views to the side.



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Bedroom 1: 14'5" x 8'9" Fitted cupboard and double wardrobe. Two windows, one with views to the front and one with views to the side



Bedroom 2: 11'5" x 8'9" Fitted double wardrobe. One window with views to the side.



Outside: Front:

The property is approached by turning off the Couperderie opposite St. Josephs church and onto a private driveway laid to tarmac. This in turn leads to the parking area which is also laid to tarmac. The penthouse has two owned car parking spaces.

Services: Mains electric, water, and drainage.
TRP: TRP 98
Viewing: Strictly through ourselves, Alpha Estates, the vendors agents.
Possession: By arrangement.
Included in sale: Carpet, curtains and light fittings and appliances as listed
Perry's Guide: 17 E5

Please note whilst every care is taken in preparing these details, we cannot guarantee their accuracy nor do they form a contract or part thereof.

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