



Apartment 5, The Villa

£615,000

La Grange, St Peter Port, GY1 1RQ

LOCAL MARKET

SOLE AGENT

Set within an exclusive development just off The Grange, Apartment 5, The Villa forms part of a converted Georgian property.

This beautiful apartment seamlessly blends timeless period charm with quality contemporary finishes, offering refined living in an impressive setting. The accommodation is generously proportioned and thoughtfully designed, comprising a welcoming entrance hall, spacious primary bedroom with en-suite, a second double bedroom, a stylish family bathroom, and a separate utility room.

At the heart of the home is a stunning open-plan kitchen, dining, and sitting room flooded with natural light. Approached via gravelled driveway and surrounded by a well-maintained communal front lawn, the property benefits from two allocated parking spaces.

Please note, this property is currently tenanted and is available for investment purposes.

Key facts



- Investment opportunity
- Prestigious Listed Georgian conversion
- Two double bedrooms
- Open-plan living space
- Two allocated parking spaces
- Walk to central St Peter Port

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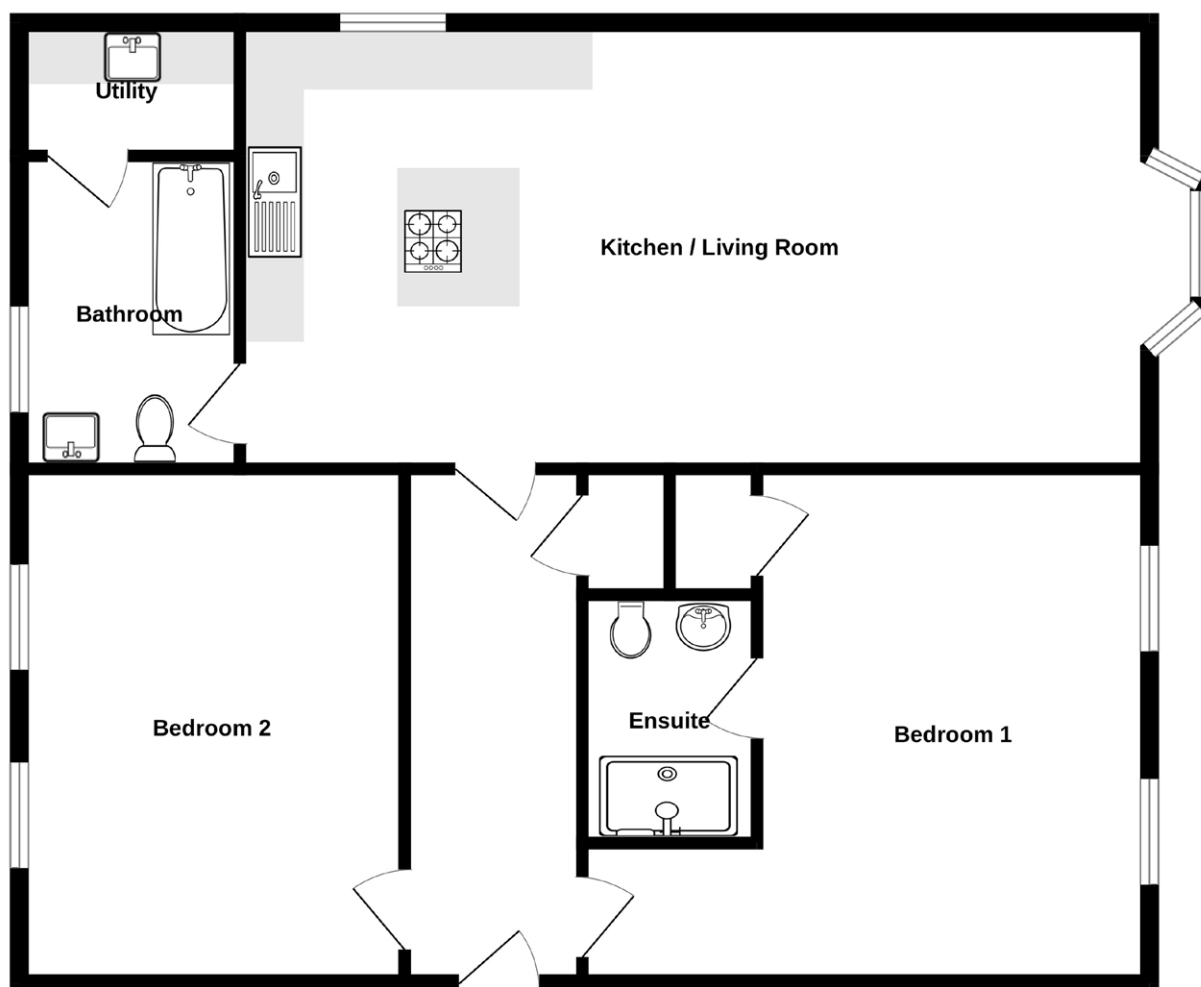






Floorplan

GROUND FLOOR



Made with Metropix ©2025

Entrance hall

16'1 x 5'7 (4.9m x 1.7m)

Bedroom 1

20'1 x 16'2 (6.1m x 4.9m)

Ensuite shower room

7'9 x 5' (2.4m x 1.5)

Bedroom 2

16' x 12' (4.9m x 3.7m)

Open plan kitchen living room

24'4 x 15'2 (7.4m x 4.6m)

APPLIANCES

- Neff double oven
- Neff induction hob and extractor unit
- Neff dishwasher
- Neff fridge
- Neff freezer

Bathroom

9'9 x 6'9 (3m x 2m)

Utility cupboard

6'8 x 4'2 (2m x 1.3m)

APPLIANCES

- John Lewis washer/dryer.

EXTERNAL

Set back from the road, the development is approached via a gravelled driveway, leading to two allocated parking spaces. Well maintained communal front lawn. Steps lead up impressive communal entrance hall offers a stately welcome, reflecting the character and prestige of this exceptional Georgian conversion.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, gas central heating and electric underfloor heating in hallway and kitchen, single glazed windows

Service charge: £441.00 per month

Tenancy agreement: The property is currently tenanted until June 2027 and achieving £2,800 per month.

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