

## Apt 5, Pavilion House

## St Peter Port



Cranfords are delighted to offer Apartment 5, Pavilion to the local market. Located on the second floor of the prestigious Royal Gardens development, this exceptional apartment enjoys an enviable position within easy walking distance of St. Peter Port town centre. As one of the largest apartments within the complex, it provides particularly spacious and thoughtfully designed accommodation throughout. The heart of the home is the expansive open-plan kitchen, lounge and dining area, offering an ideal layout for modern living with generous space for both entertaining and everyday comfort. Both bedrooms are well-proportioned doubles with bedroom one enjoying the advantage of a private en-suite bathroom, complemented by a separate family bathroom. The development itself is immaculately maintained and features secure underground parking, providing both convenience and peace of mind. This represents a superb opportunity to acquire a substantial apartment within a highly sought-after development. Contact

- ✓ 2 Bedrooms
- ✓ 2 Bathrooms
- ✓ Secure
- ✓ Top Floor
- Underground
- Apartment
- ✓ Close To Many
- ✓ Central Town
- Local Amenities
- Location
- ✓ TRP 77
- ✓ LR3370

Cranfords on 243878 to arrange your viewing today.



## Accommodation

### Ground Floor

#### Entrance Hall

12' 4" x 3' 5" (3.76m x 1.04m)

#### Lounge/Diner

19' 0" x 15' 7" (5.79m x 4.75m)

#### Kitchen

Appliances include 4 ring electric Bosch hob, Neff extractor fan, Neff single oven, Hotpoint washing machine, Neff dish washer and Neff integrated fridge/freezer.

9' 5" x 8' 0" (2.87m x 2.44m).

#### Bathroom

11' 8" x 5' 9" (3.56m x 1.75m)

#### Bedroom 1

14' 2" x 12' 8" (4.32m x 3.86m)

#### Bedroom 2

16' 0" x 11' 9" (4.88m x 3.58m)

#### En-Suite Bathroom

9' 7" x 5' 6" (2.92m x 1.68m)

### SERVICES



Main drain, electric and water. Gas central heating.

### SERVICE CHARGE

£540.41 per month

### PRICE INCLUDES

Floor coverings and light fittings. Appliances as detailed.

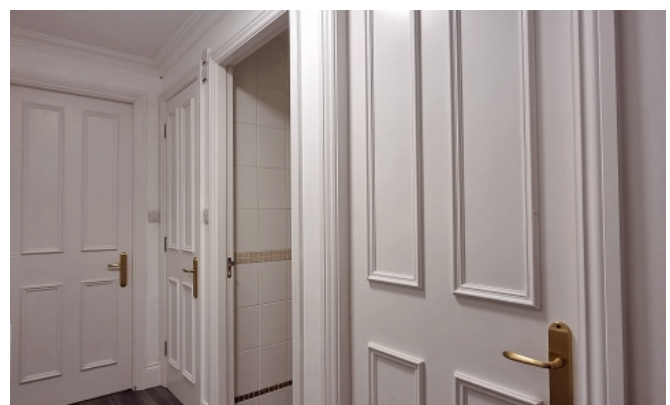
### VIEWING

Strictly by appointment.

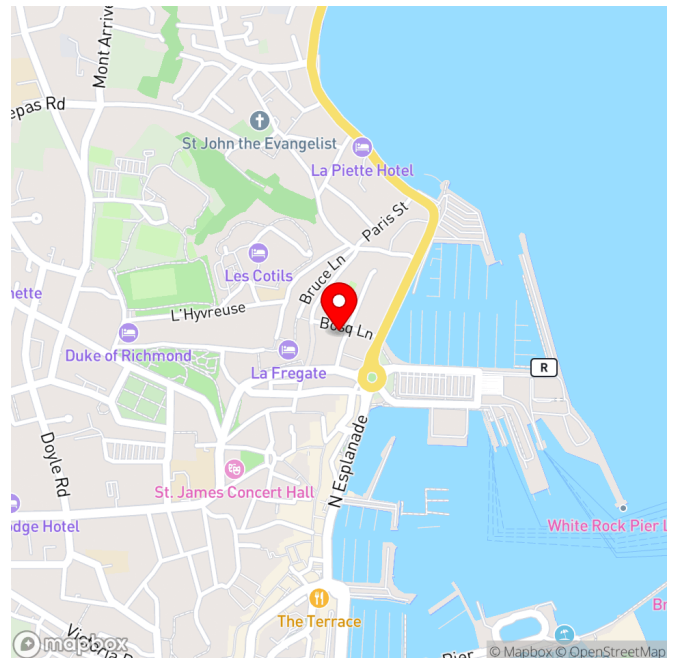
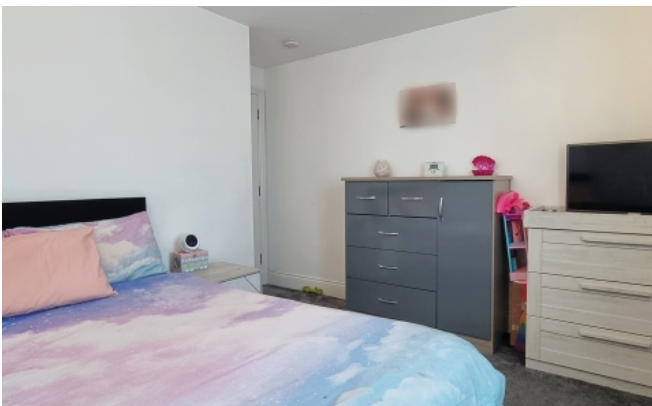
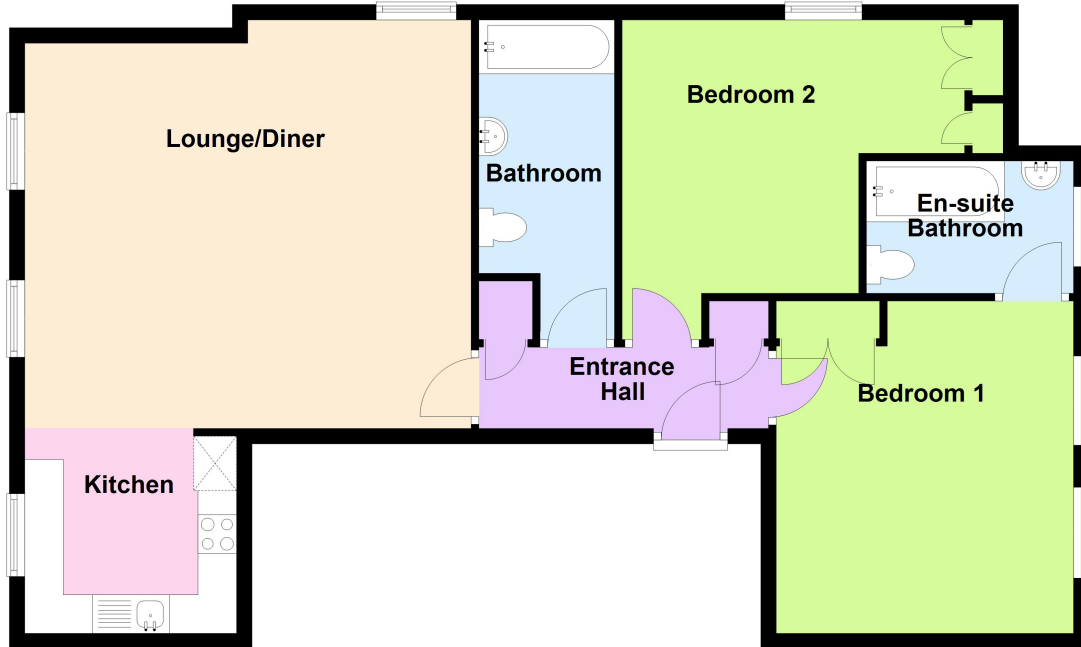
### PLEASE NOTE

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**First Floor**



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