

Maxwell

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Tel: 01481 248123

REF: LS1218

IDEAL LOCK UP AND GO

Sale Price: £439,000



A contemporary styled **2 BEDROOM APARTMENT** situated in the **ROYAL GARDEN COMPLEX** a short stroll from **ST PETER PORT**, with **SLIGHT SEA VIEWS**. Parking for 2 vehicles in an underground Garage.



Living / Dining Room



Kitchen

2 bedroom top floor apartment with balcony. Unusually the apartment comes with 2 parking underground car spaces. Situated within the royal gardens development location is ideal, close to the town centre of St Peter Port.

Both Bedrooms are of good size with fitted wardrobes. Within this building there is a lift from the underground car park to the apartment.

Ideal property for downsizing or wanting a lock up and go apartment.



Master Bedroom



Family Bathroom



Bedroom 2

4.06M (13'4") x 2.77M (9'1")

- Upvc twin sash windows with curtains and sea views.
- Built-in wardrobes / storage shelves.
- Radiator.
- Desk unit.
- TV / Phone / Sat points.

Entrance Hall

3.5M (11'5") x 1.4M (4'9") AND 3.45M (11'3") x 0.99M (3'2")

- Wooden flooring.
- Radiator.
- Floor to ceiling storage cupboard.
- Access to loft space.

Doors to:-



Master Bedroom

4.15M (13'7") x 2.91M (9'7")

- Upvc windows to side and front aspect with curtains and sea views.
- Built-in mirror fronted wardrobe.
- Radiator.
- TV / Sat / Phone points.
- Electric ceiling fan with lights.



Family Bathroom

3.50M (11'6") x 1.81M (5'11")

- 3 Piece suite in white comprising a panel bath with a shower attachment over, a pedestal hand basin and a W.C.
- Glazed medicine cupboard.
- Wood flooring.
- Heated towel rail.
- Silavent extractor fan.

Living / Dining Room

6.36M (20'10") x 3.95M (13')

- Upvc sash windows to front with sea views.
- Upvc side window with curtains overlooking courtyard.
- TV / Sat / Phone points.
- Entry phone.
- Glazed door to Balcony.

Open to:-



Kitchen Area

2.56M (8'5") x 2.25M (7'5")

- Fully fitted contemporary styled floor and wall units in a light colour with granite effect worktops incorporating a 'Franke' stainless steel sink.
- The appliances include; Neff stainless steel double oven, Ceramic Hob, Extractor fan, Neff dishwasher, Neff washer / dryer and a Neff fridge / freezer.
- Cupboard housing gas boiler.



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Living / Dining Area



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Balcony



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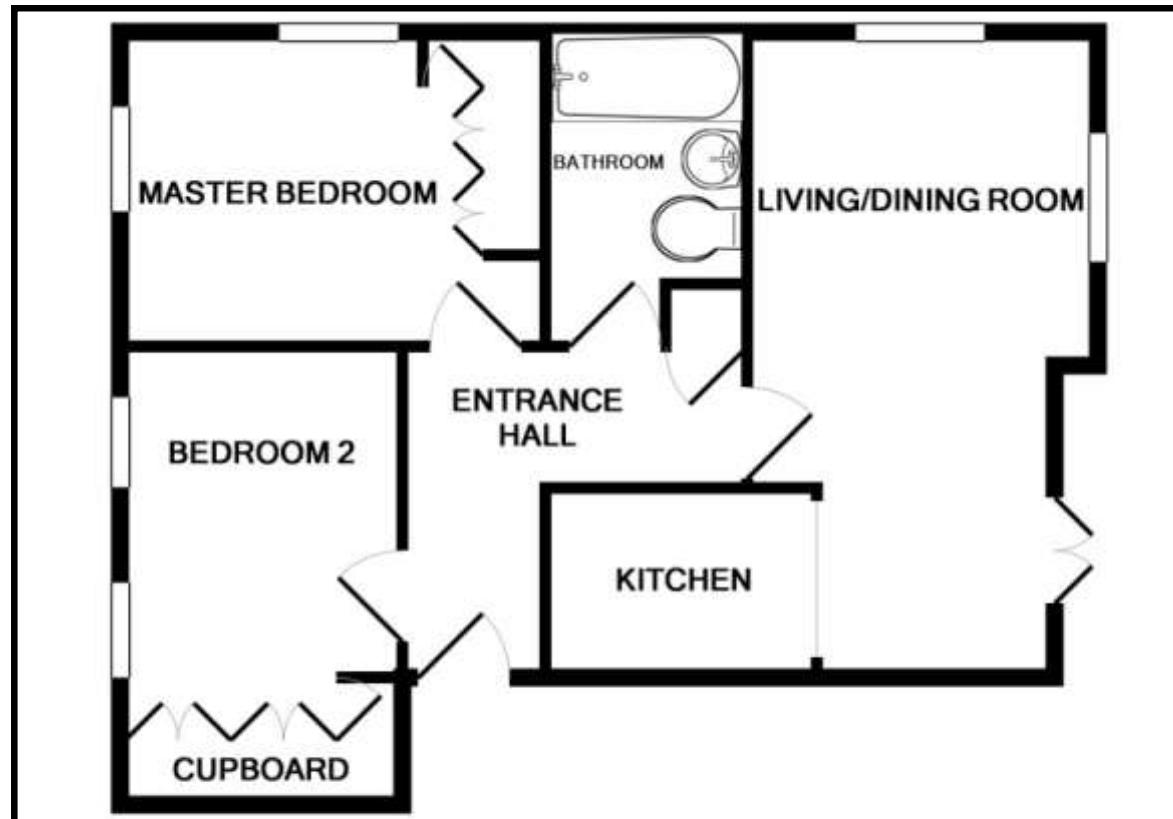
Tel: 01481 248123

COURTYARD



- Parking for 2 vehicles in an underground Garage.

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 longer guarantee as to their operability or efficiency can be given.

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ADDITIONAL INFORMATION

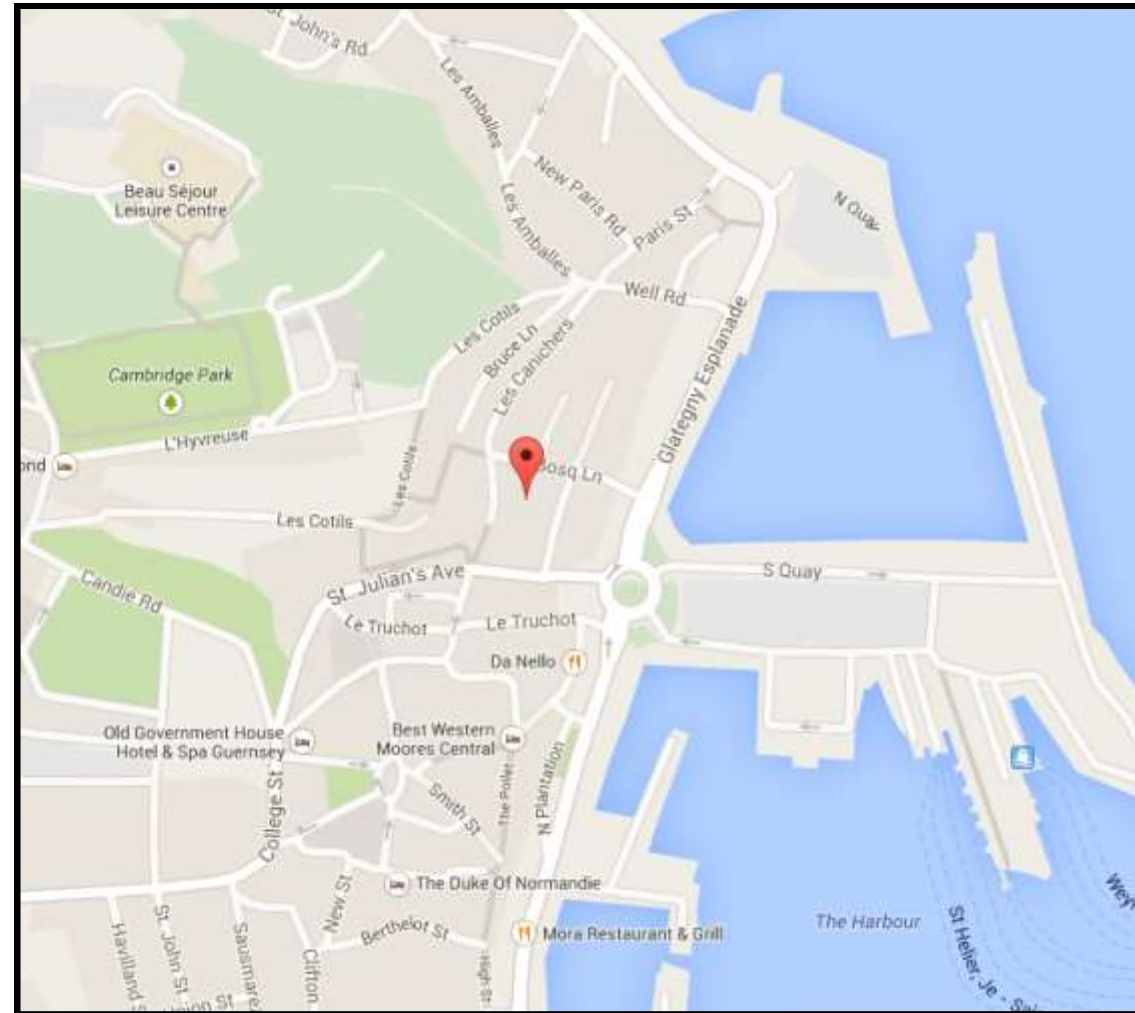
TRP: TBA
CURRENT MONTHLY MAINTENANCE CHARGE: £439.54
PERRY'S REF: T L4

SERVICES

MAINS DRAIN	MAINS ELECTRIC	MAINS WATER
MAINS GAS	GAS CENTRAL HEATING	

VIEWINGS

STRICTLY BY APPOINTMENT WITH
MAXWELL ESTATE AGENTS LIMITED (GUERNSEY)



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Creative, straight forward and professional	High quality HD Panoramic Video's
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Confident, trustworthy, with Free Valuations	Personal service on a one to one basis
Full colour property brochures	With you every step of the way

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