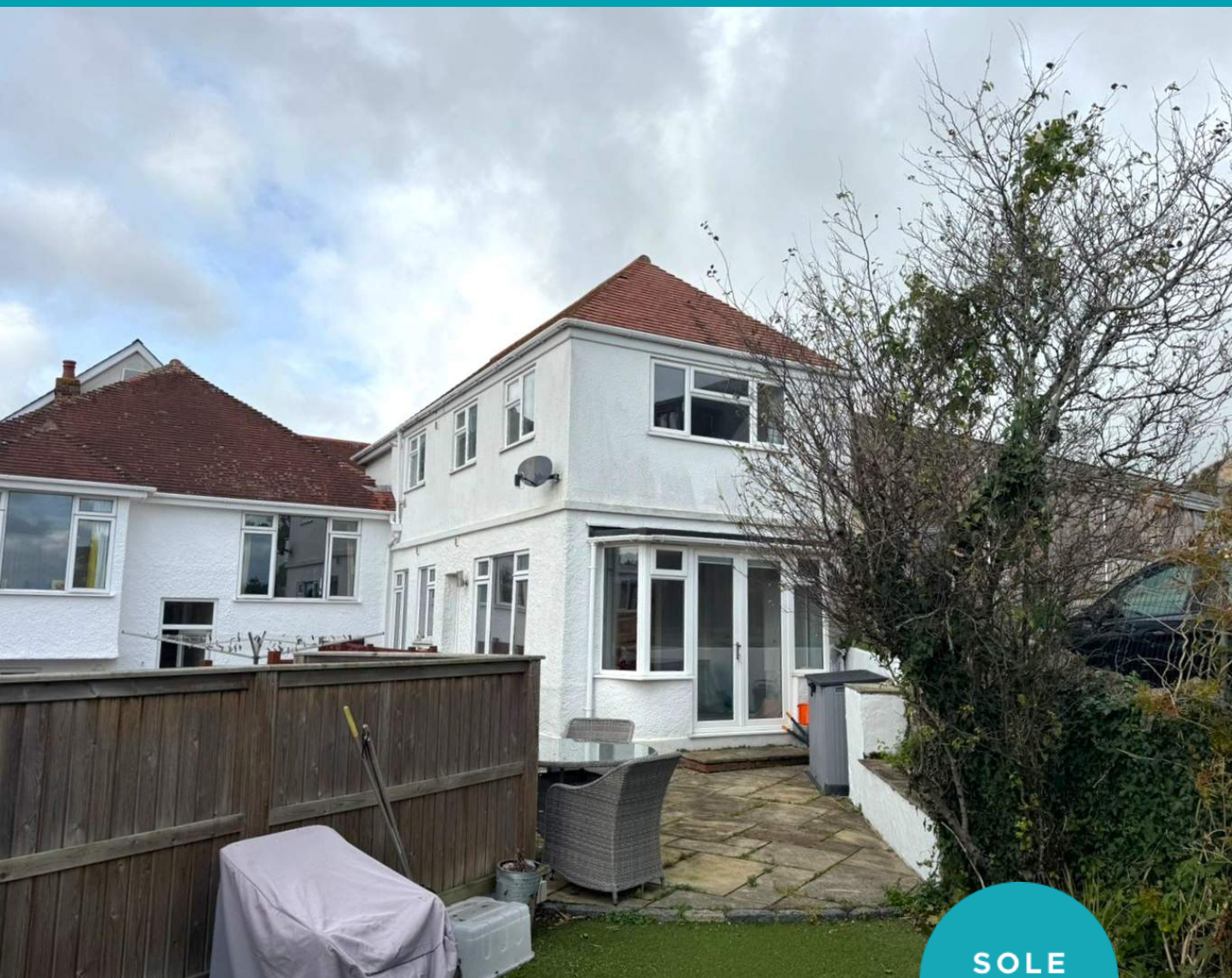


SOLE
AGENT

Affinia

Monument Gardens | St Peter Port | GY11UL

Affinia is a light and spacious two bedroom property located in a very quiet area of St Peter Port, tucked away from the main road and within walking distance of Beau Sejour, Candie Gardens and the town centre. The property is reverse plan as the social space on the first floor has distant sea and island view. Accommodation comprises lounge, kitchen/dinner, two double bedrooms, two ensuites and separate WC. There is a low maintenance enclosed garden to the front and side. The gravel driveway provides parking for one car with further on-street parking in the immediate vicinity.

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

£595,000

Shields
& Rutland

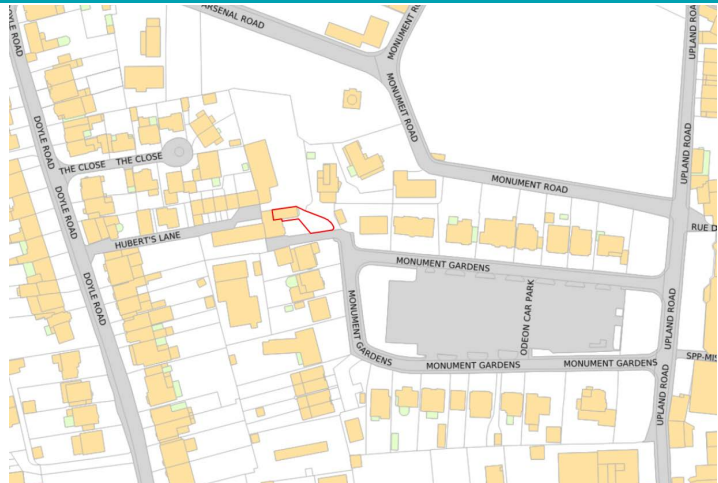
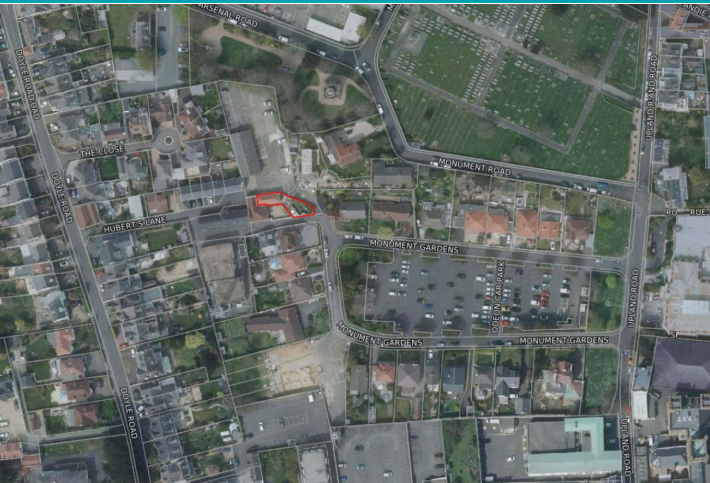
PHOTOS



PHOTOS



SPECIFICATIONS



Lounge

4.45m x 4.07m (14' 7" x 13' 4")

Kitchen/Breakfast Room

4.46m x 3.81m (14' 8" x 12' 6")

WC

1.78m x 0.99m (5' 10" x 3' 3")

Hallway

2.18m x 1.79m (7' 2" x 5' 10")

Bedroom 1

4.63m x 3.30m (15' 2" x 10' 10")

Ensuite

2.06m x 1.69m (6' 9" x 5' 7")

Bedroom 2

4.04m x 3.35m (13' 3" x 11' 0")

Ensuite

2.19m x 0.74m (7' 2" x 2' 5")

Garden

There is a low maintenance enclosed garden.

Parking

There is parking for one car with further on-street parking in the immediate vicinity.

PRICE INCLUDES

Curtain/blinds, carpets/flooring and light fittings

SPECIAL FEATURES

- Fully furnished
- Light and spacious
- Enclosed garden
- Addition on street parking nearby
- Distant sea and island views

SERVICES

Mains water, electricity and drainage. Gas central heating.

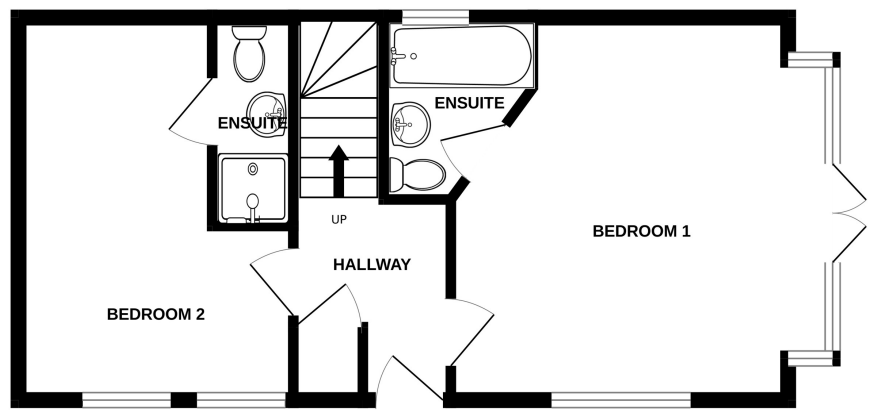
APPLIANCES INCLUDED

- Four ring hob
- Single oven
- Extractor fan
- Washing machine
- Dishwasher
- Fridge/freezer

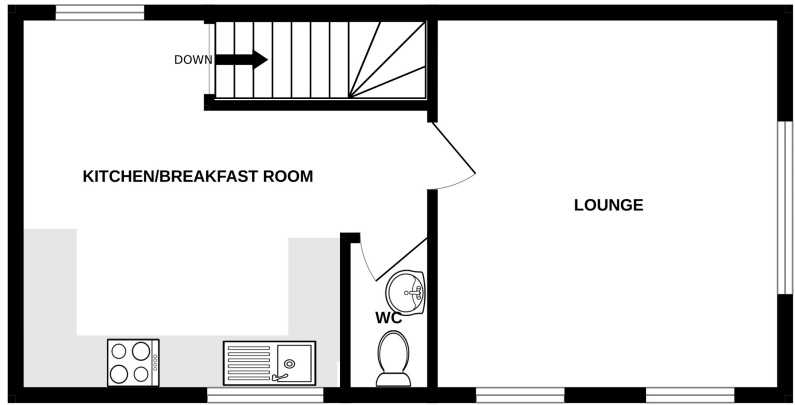
SCHOOL CATCHMENT

Vauvert Primary School and Les Varendes High School

GROUND FLOOR



1ST FLOOR



AFFINIA

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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