SOLE
AGENT

3 Infinity Lofts

Les Amballes | St Peter Port | GY11WT

Number 3 is presented to the market in excellent condition and has been stylishly designed with a modern finish. This mid-terrace maisonette is part of a popular development in the centre of St Peter Port and boasts sea views and an impressive bi-folding window with Juliette balcony on the first floor. Accommodation comprises open plan lounge/kitchen/diner, two double bedrooms (each with en-suite shower rooms), a WC and a utility cupboard. To the front of the property is a south-facing, decked courtyard garden. There is a secure garage as part of the complex and Number 3 has two allocated spaces. This is an ideal property for both first time buyers or those looking for a buy-to-let.

£560,000

ESTATE AGENTS & PROPERTY MANAGERS

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

Shields
& Rutland

OPENING DOORS SINCE 1993

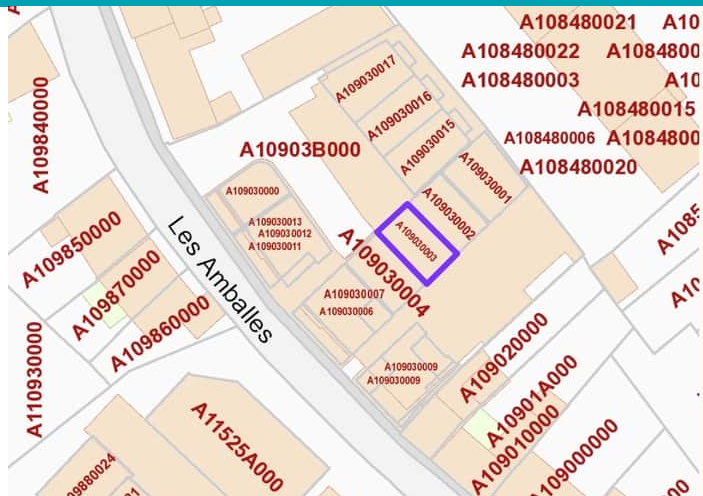
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

1.29m x 1.96m (4' 3" x 6' 5")

Open plan kitchen/lounge/diner

8.15m x 4.78m (26' 9" x 15' 8")

WC

1.79m x 1.24m (5' 10" x 4' 1")

Landing

2.50m x 0.95m (8' 2" x 3' 1")

Bedroom 2

3.80m x 2.92m (12' 6" x 9' 7")

Shower Room

2.70m x 1.04m (8' 10" x 3' 5")

Master Bedroom

4.70m x 2.72m (15' 5" x 8' 11")

En Suite

2.47m x 1.05m (8' 1" x 3' 5")

Garden

To the front of the property is a south-facing, decked courtyard garden.

Parking

There is a secure garage as part of the complex and Number 3 has two allocated spaces.

PRICE INCLUDES

Light fittings, curtains and carpets.

SPECIAL FEATURES

- Sunny courtyard garden
- Sea and island views
- Secure underground parking for 2 cars

SERVICES

Main drain, water and electricity.
Service charge - £252.20pcm

APPLIANCES INCLUDED

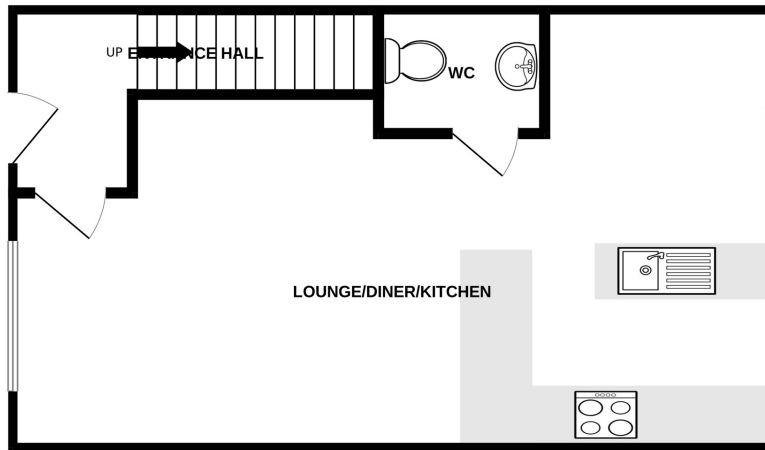
- Hotpoint hob
- Hotpoint double oven
- Integrated fridge
- Integrated Freezer
- Integrated hotpoint dishwasher
- Hotpoint washing machine
- Hotpoint tumble dryer

SCHOOL CATCHMENT

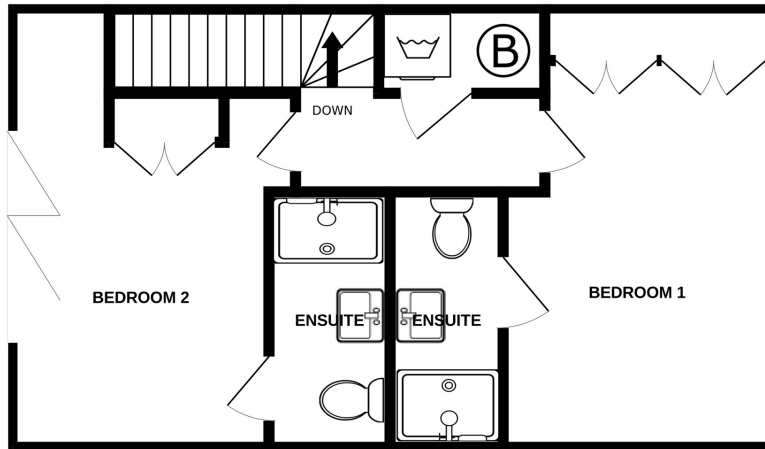
Amherst Primary School

Les Varendes High School

GROUND FLOOR



1ST FLOOR



3 INFINITY LOFTS

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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