



## Apartment 3, Aldbrook House

23 Saumarez Street, St Peter Port, GY1 2PU

**£695,000**

OPEN MARKET | SOLE AGENT

One-bedroom apartment | Excellent east coast views | Large 26' terrace

Bedroom with ensuite bathroom | Open plan kitchen and living room | Extra bathroom and small study

Great investment opportunity | PD to build orangery on terrace



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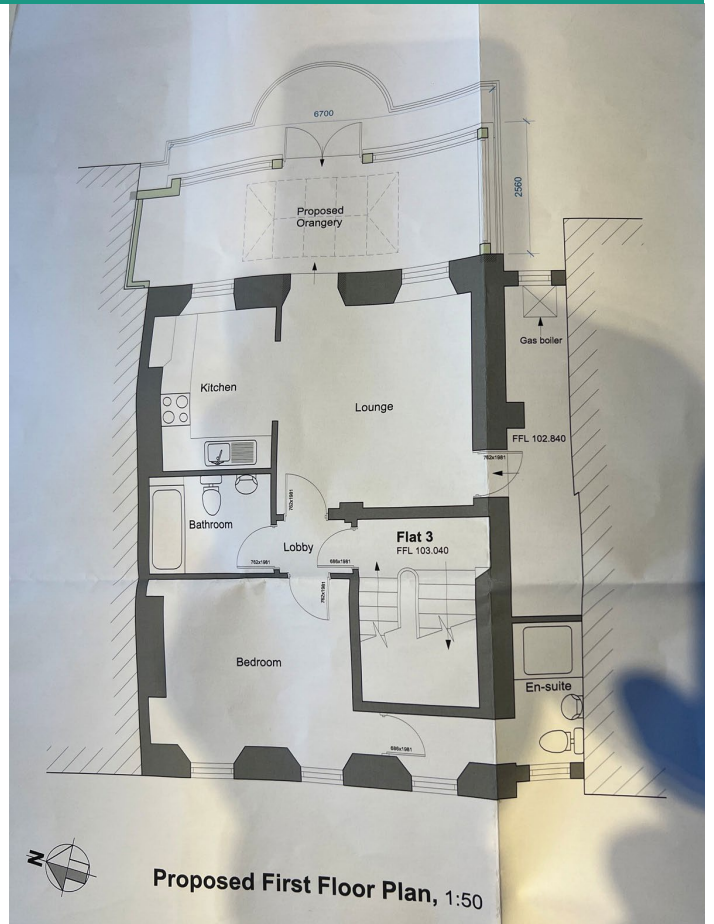
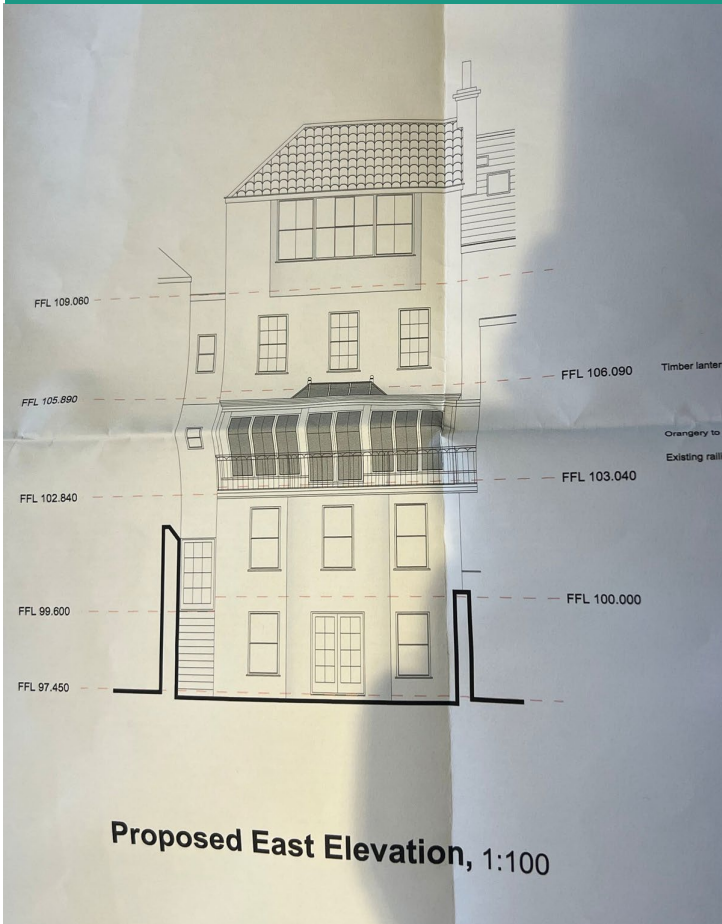
**01481 711766**

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**Planning permission granted for orangery extension on existing balcony**



## About Apartment 3, Aldbrook House

This smartly presented first floor apartment is located just on the outskirts of our Town Centre which is just a few minutes walk away. It has a wonderful 26' balcony from which to enjoy the stunning sea views, offshore islands and the QE2 Marina all of which can also be enjoyed from the kitchen and main living area. PD in place to build orangery on Balcony.

### ACCOMMODATION COMPRISING

#### Communal Entrance Hall

Front door to Hall. Glazed door to outside (rear). Staircase to First Floor where the Apartment is located.

#### APARTMENT 3

#### Entrance Hall

4' x 3' (1.22m x 0.91m)  
Doors to...

#### Bedroom

12'7" x 9'7" (3.84m x 2.92m)  
Double wardrobe, low height storage cupboard, and shelves with cupboard above. Door to...

#### Ensuite Shower Room

9'9" x 12'7" (2.97m x 3.84m)  
Smartly fitted with a three piece white suite of fully tiled shower cubicle with glazed doors, vanity mounted wash hand basin and low flush wc. Heated towel rail.

#### Bathroom

8'1" x 5'9" (2.46m x 1.75m)  
Three piece suite of bath with shower above, vanity mounted wash hand basin with mirror, lights and cupboard above, low flush wc. Fully tiled walls.

#### Living Room

19'10" x 12'5" (6.05m x 3.78m)  
Overall measurement. Divided into...

#### Kitchen/Breakfast Area

8'9" x 9'7" (2.67m x 2.92m)  
Smartly fitted with a range of white base and wall units incorporating the following Neff appliances - hob with extractor above, oven, dishwasher, washer/dryer, microwave and fridge. Breakfast bar with space for three stools. Windows with superb sea views.

#### Sitting Area

3.48m(11'5") approx x 3.78m(12'5") approx Window and patio door giving access to balcony with extensive views. Door to Study.

#### Balcony

23'5" x 13' (7.14m x 3.96m)  
A large paved balcony with extensive 180 degree views over the QE2 Marina towards Alderney, Herm, Sark and over Havelet Bay towards Jersey. There is planning permission to erect an orangery on the existing balcony.

#### Study

8'8" x 3'6" (2.64m x 1.07m)  
Built-in double storage cupboard. Wall mounted Vaillant central heating boiler.

#### OUTSIDE

#### Rear

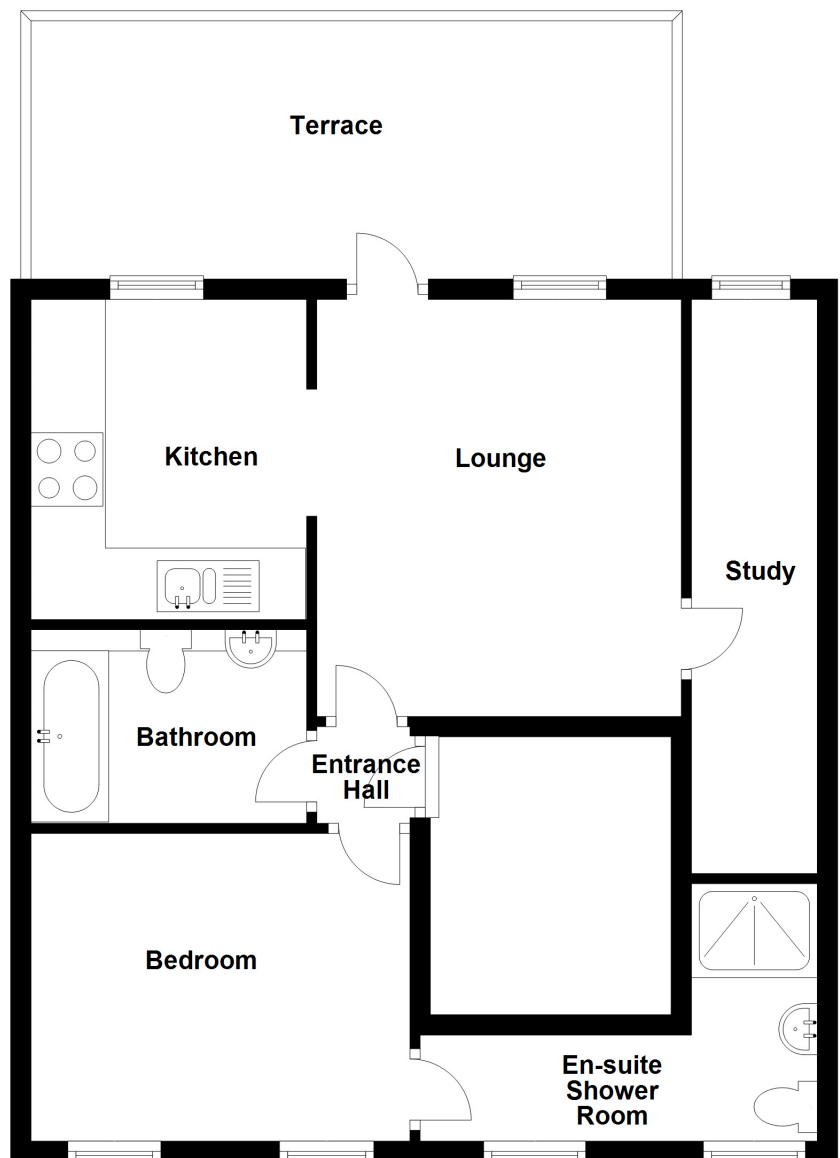
A flight of stone steps lead down to an enclosed bin and bicycle store area for usage between the apartments.

**Viewing:** By appointment

**Possession:** By arrangement

**Services:** All mains. Full gas fired central heating. Single glazed wooden windows. Wood fascias and soffits.

**Price includes:** Carpets, curtains and light fittings. Kitchen appliances as listed.



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