



**REFFEE**

£6,750,000

Open Market



# REFFEE

Royal Terrace, St Peter Port, GY1 2JY

This Open Market penthouse in St Peter Port offers approximately 3,300 square feet of accommodation, 900 square feet of extensive terracing and breath-taking sea views overlooking The QEII Marina and the islands of Herm and Sark. The Royal Terrace development has been built to an exacting standard incorporating top quality finishes. Just a minute's walk from the centre of town you have Guernsey's finest shops and restaurants on your doorstep.

---

Luxury penthouse

Unrivalled lifestyle

Sea, island and marina views

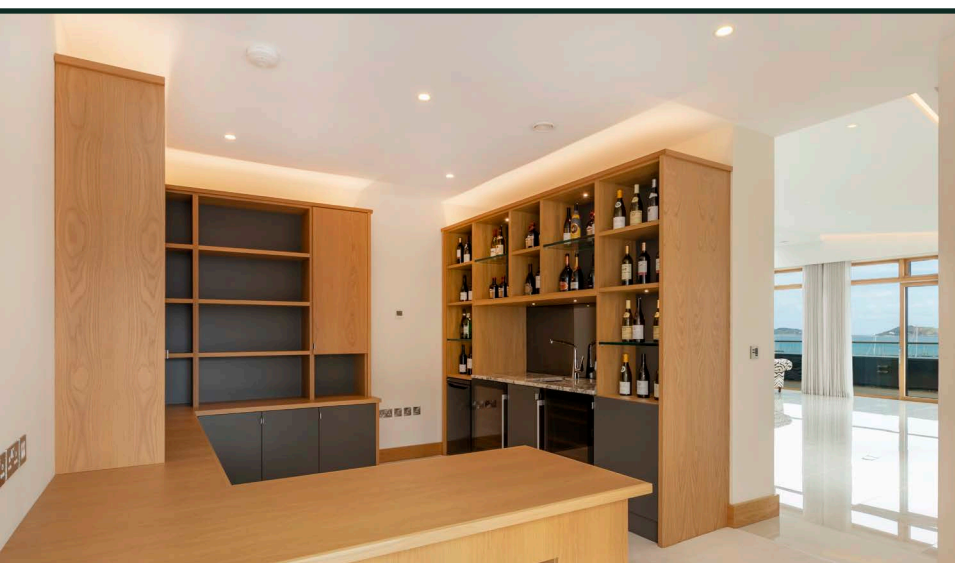
Bespoke interior

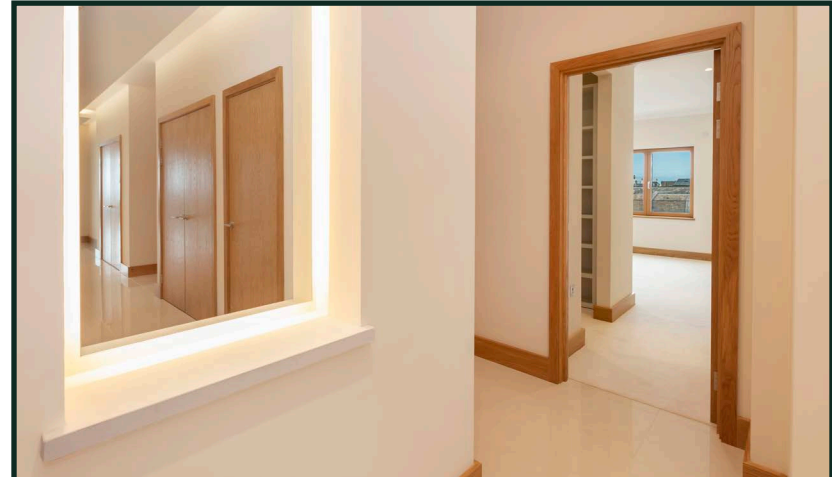
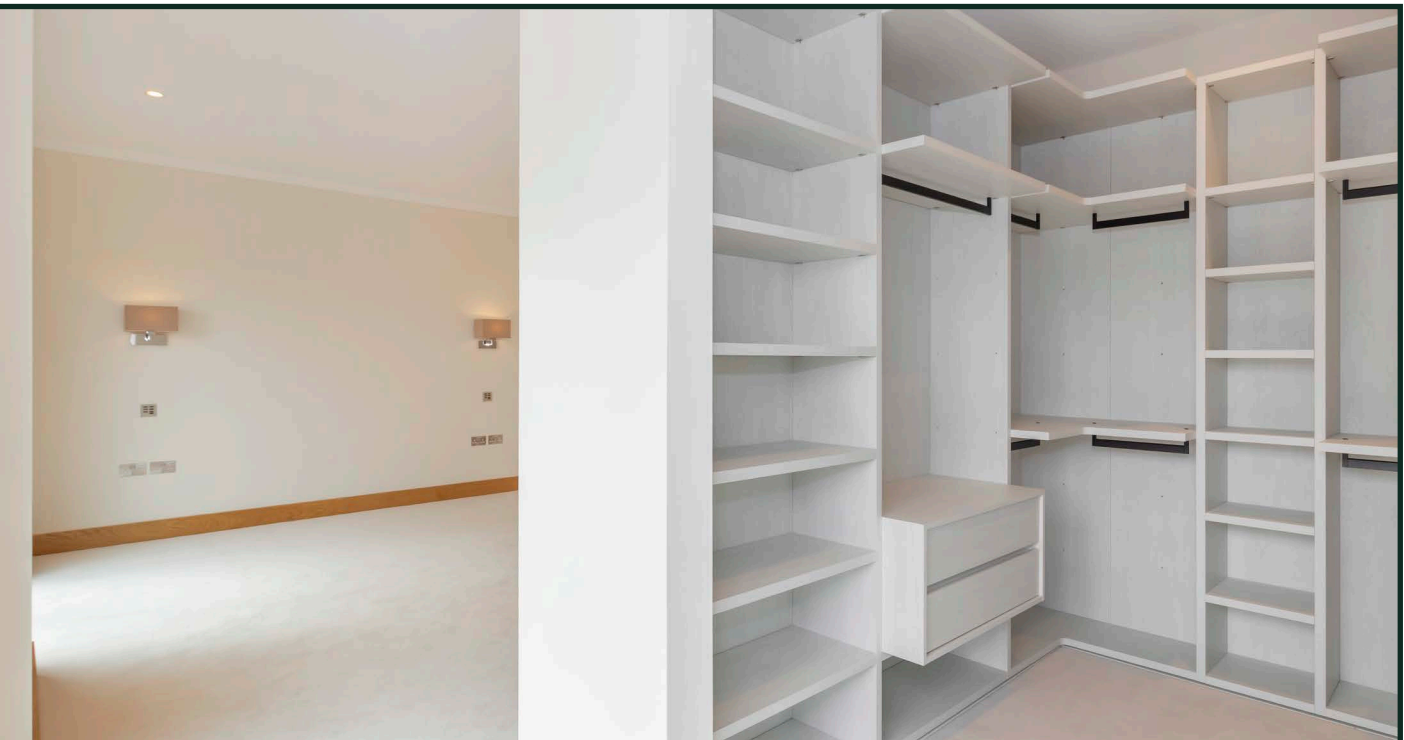
Extensive terraces

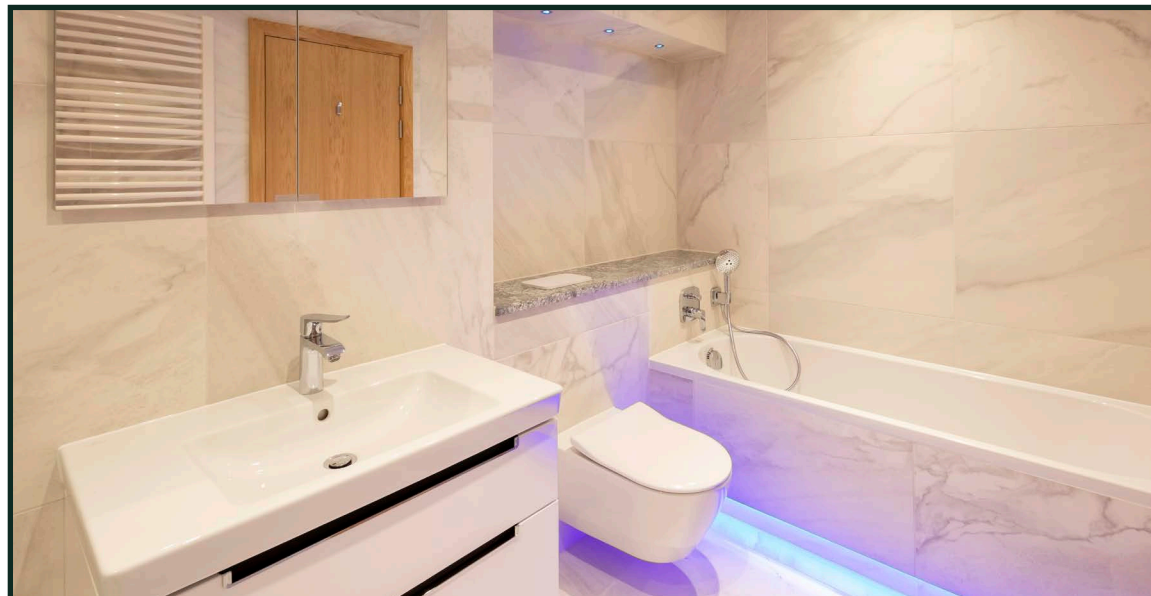
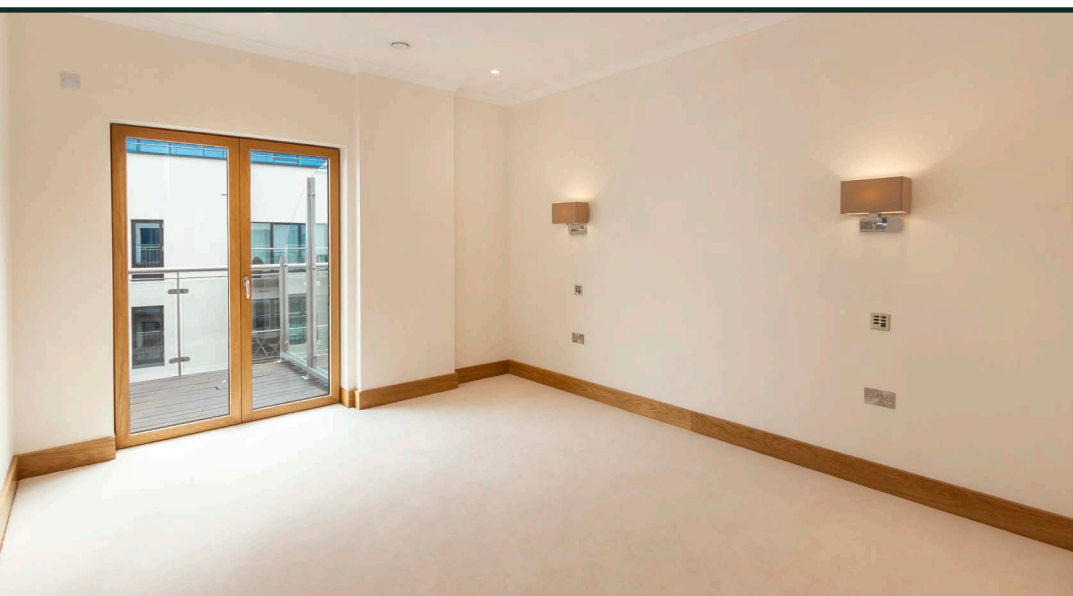
Central town location

Secure underground parking

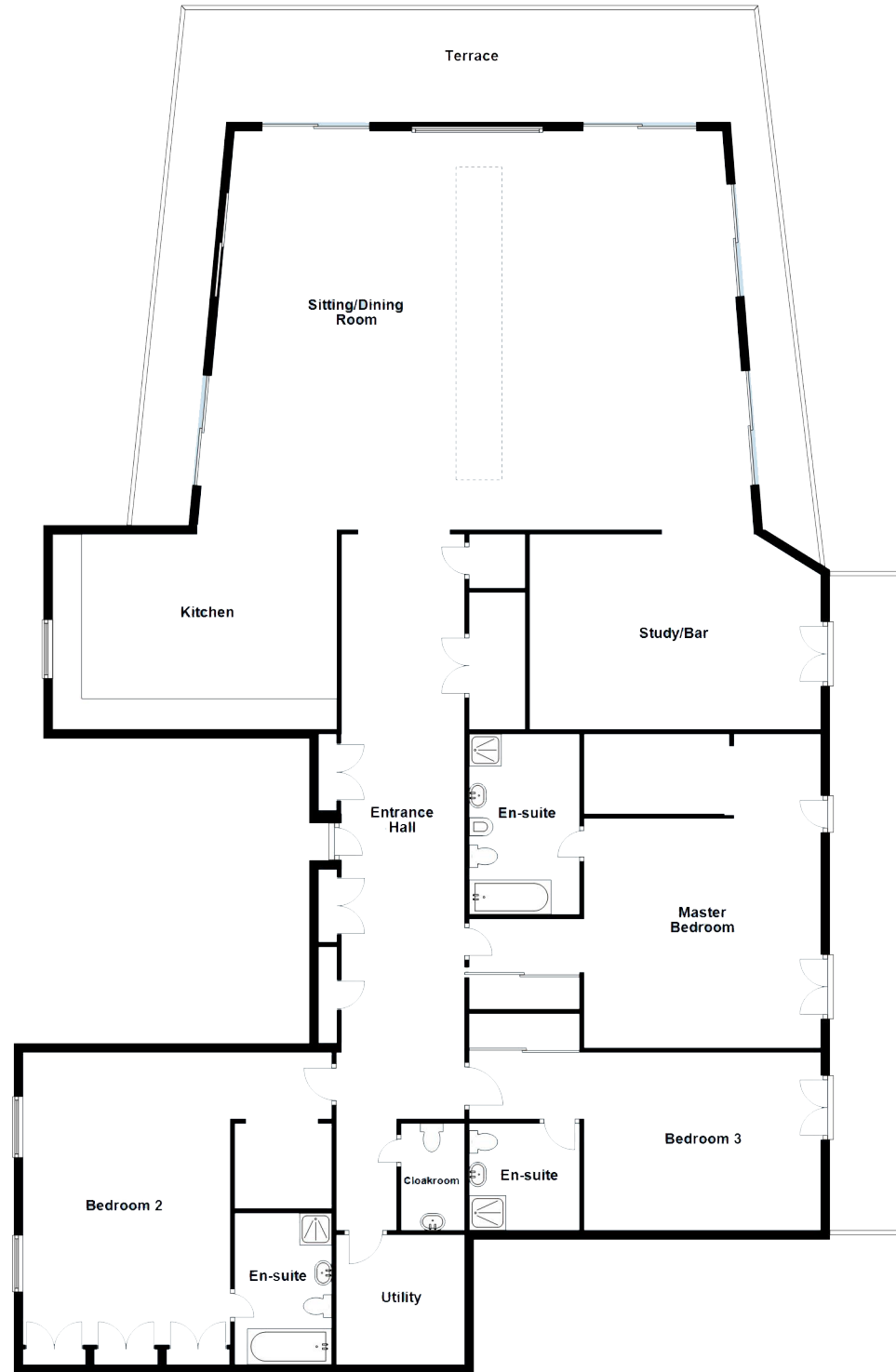








Ground Floor





## ACCOMMODATION COMPRISING

### Entrance Hall

36'3" x 7'5" (11.05m x 2.26m)

### Sitting/Dining Room

36'2" x 30' (11.02m x 9.14m)

### Kitchen

21' x 11'7" (6.4m x 3.53m)

### Study/Bar

16'10" x 11'9" (5.13m x 3.58m)

### Master Bedroom

22'5" x 20'10" (6.83m x 6.35m)

### Ensuite Bathroom

13'11" x 6'8" (4.24m x 2.03m)

### Bedroom 2

19'5" x 18'10" (5.92m x 5.74m)

### Ensuite Bathroom

11'1" x 6'5" (3.38m x 1.96m)

### Bedroom 3

20'10" x 11'9" (6.35m x 3.58m)

### Ensuite Shower Room

7'6" x 7'4" (2.29m x 2.24m)

### Utility Room

9'4" x 8'9" (2.84m x 2.67m)

### Cloakroom

7'6" x 4'7" (2.29m x 1.4m)

### Appliances

Miele double oven, Falmec extractor, Liebherr full height freezer, Liebherr full height fridge, two Cople wine fridges, Liebherr fridge, Miele washing machine, Miele ceramic hob, Miele deep fat fryer, Miele dishwasher, Miele tumble dryer and Franke instant hot/cold water tap.

### Common and External Areas

The common areas of Royal Terrace have been completed to the highest of standards, finished throughout in Jura limestone, polished black granite and American white oak panelling, with bespoke water features located in the main reception area and rear lobby.

### Parking

There is parking for three vehicles, double and adjacent single lockable garages in the underground garage.

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** All mains, electric underfloor heating.

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