

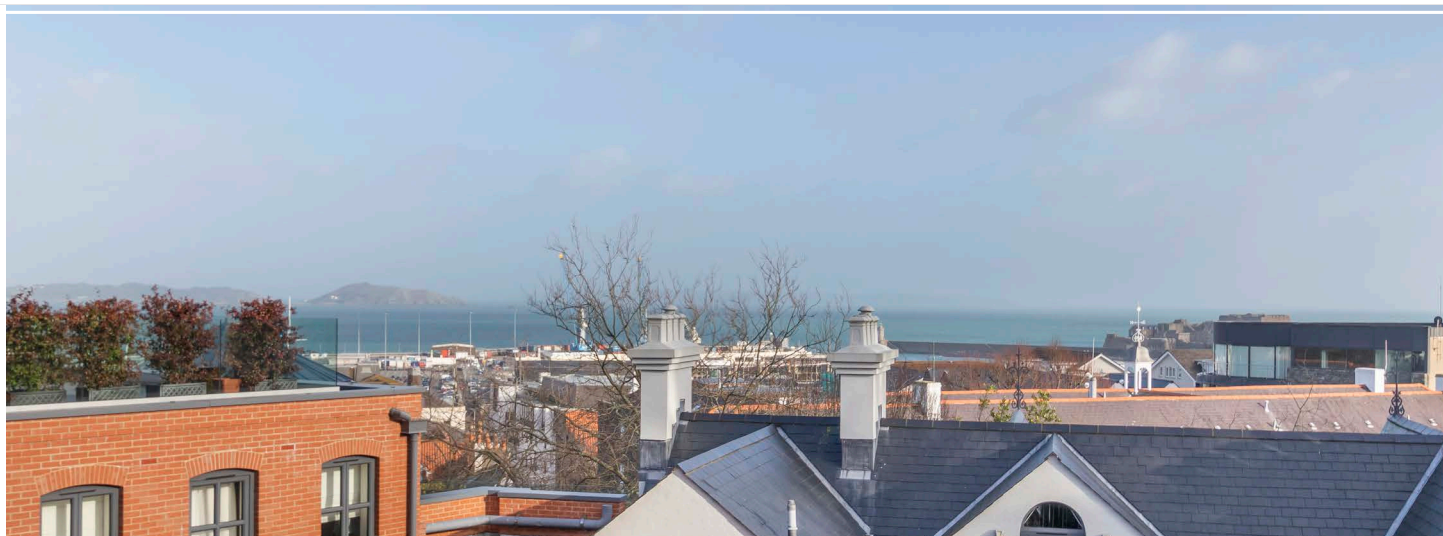


Apartment 31, ONE St Julian's Avenue

St. Peter Port, Guernsey, GY1 1ZQ

Open Market
£1,800,000

Recently built apartment | Adjacent to Candie Gardens | Two double bedrooms with ensuites
Short stroll from central St Peter Port amenities | Secure parking for two cars
High specification of finish | Large south facing terrace with views | Excellent downsize or lock-up



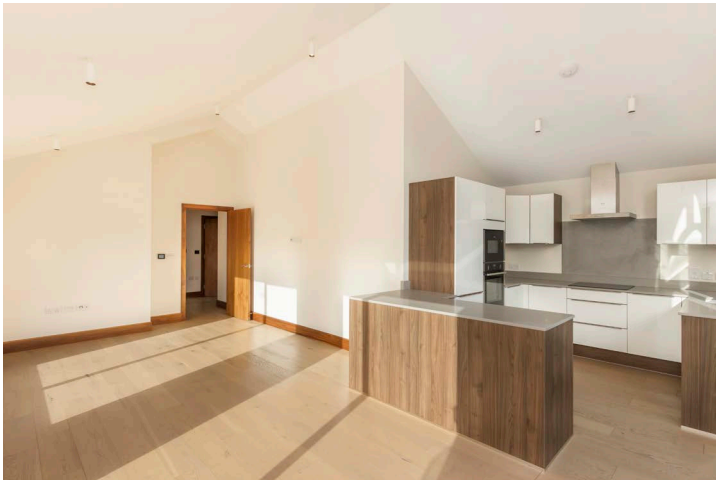
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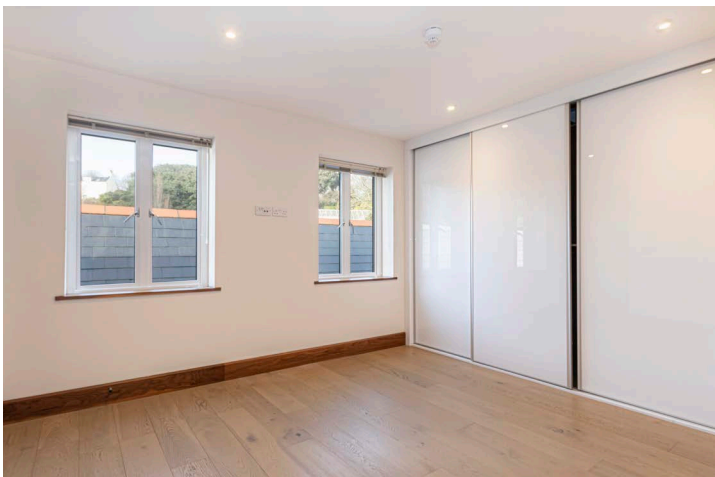
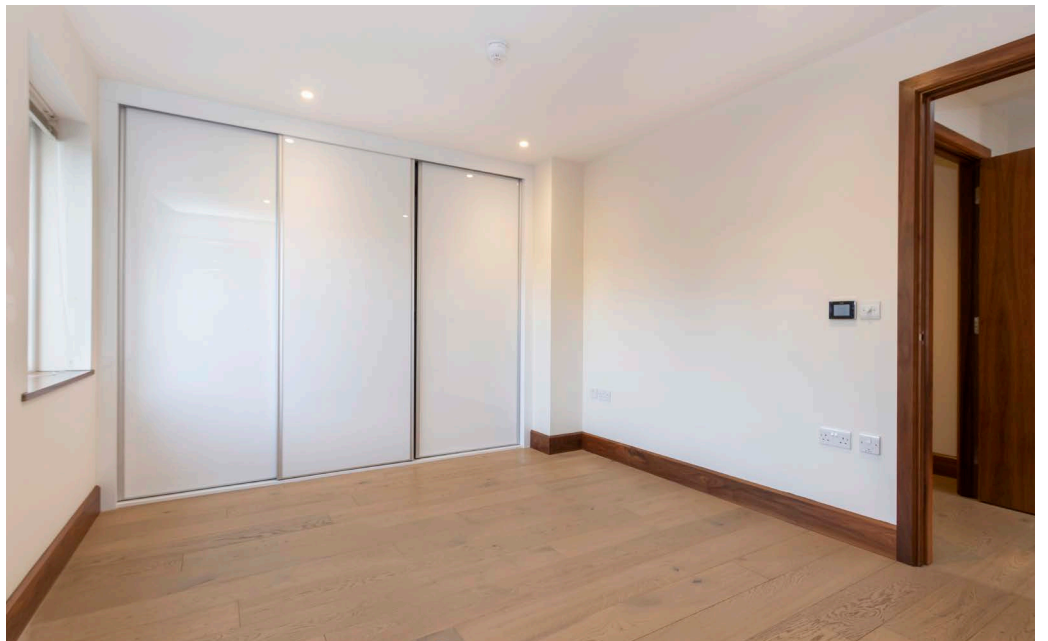


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU







About Apartment 31, ONE St Julian's Avenue

Swoffers are delighted to offer Apartment 31 ONE St. Julian's Avenue for sale, located in the centre of St. Peter Port, just a short stroll from the shops, restaurants, offices and marinas. The apartment has been fitted out to a high specification throughout and offers light and airy accommodation including two double bedrooms with en-suites, a utility room and open plan kitchen/living space. The real highlight is the large 78sq metre south/west facing terrace providing views over Candie Gardens and towards St Peter Port Harbour. In addition there are two secure underground parking spaces making this the ideal downsize or lock-up and leave property.

ACCOMMODATION COMPRISING

4th Floor

Lift access from the carpark and ground floor entrance.

Entrance porch

5'1" x 4'7" (1.55m x 1.4m)

Utility Room

5'5" x 4'2" (1.65m x 1.27m)

Inner hallway

12'10" (3.92) x 5'1" (1.55) x 7'11" (2.42) x 3'5" (1.04)

Fitted storage cupboards and access to...

WC

5'10" x 2'11" (1.78m x 0.9m)

Fitted with a two piece white suite.

Bedroom 1

14'3" x 9'1" (4.34m x 2.77m)

Built in wardrobes.

En-suite

7'3" x 4'11" (2.2m x 1.5m)

Villeroy and Boch three piece suite with large walk in shower, low level WC and wash hand basin.

Bedroom 2

10' x 11'7" (3.05m x 3.53m)

Built in wardrobes

En-Suite

6'2" x 5'10" (1.88m x 1.78m)

Villeroy and Boch three piece suite including bath with shower over, low level WC and wash hand basin.

Kitchen/Living/Dining room

22'10" (6.95) x 11'9" (3.57) x 19'9" (6.03)

The kitchen is fitted with a range of high gloss

wall and base units with silestone worktop. Two pairs of double doors leading to large terraced area with views overlooking Candie Garden and towards Castle Cornet.

Appliances

Neff washer/dryer, Neff single oven, Neff microwave, Neff induction hob, Neff extractor fan, Neff dishwasher, Neff fridge/freezer.

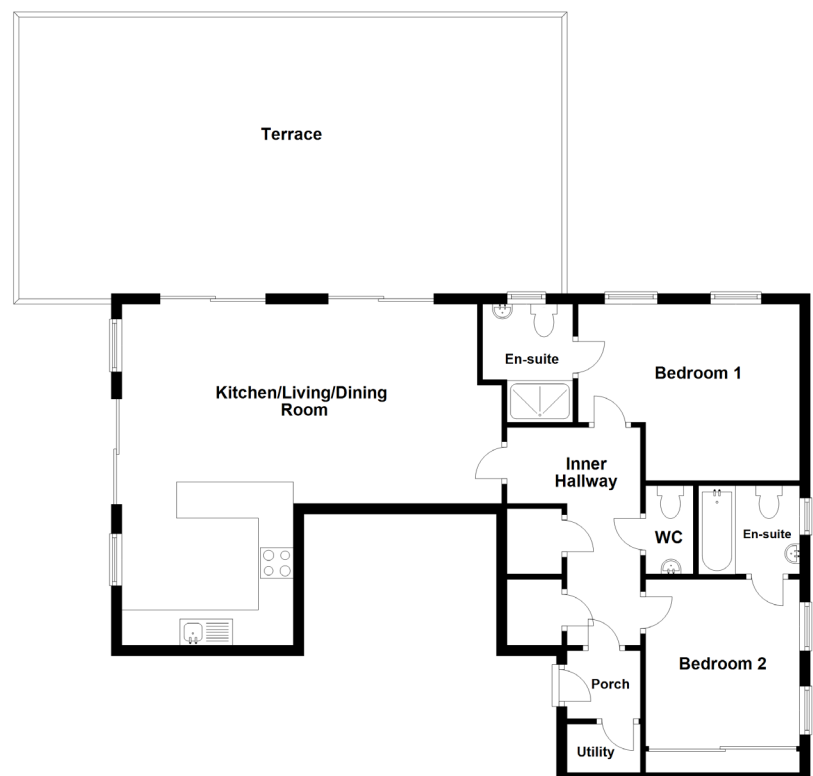
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains services. Electric central heating.

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

Floor Plan



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.