



Flat 1, 3 College Terrace,

St Peter Port, GY1 2PX

£725,000

Open Market | Sole Agent



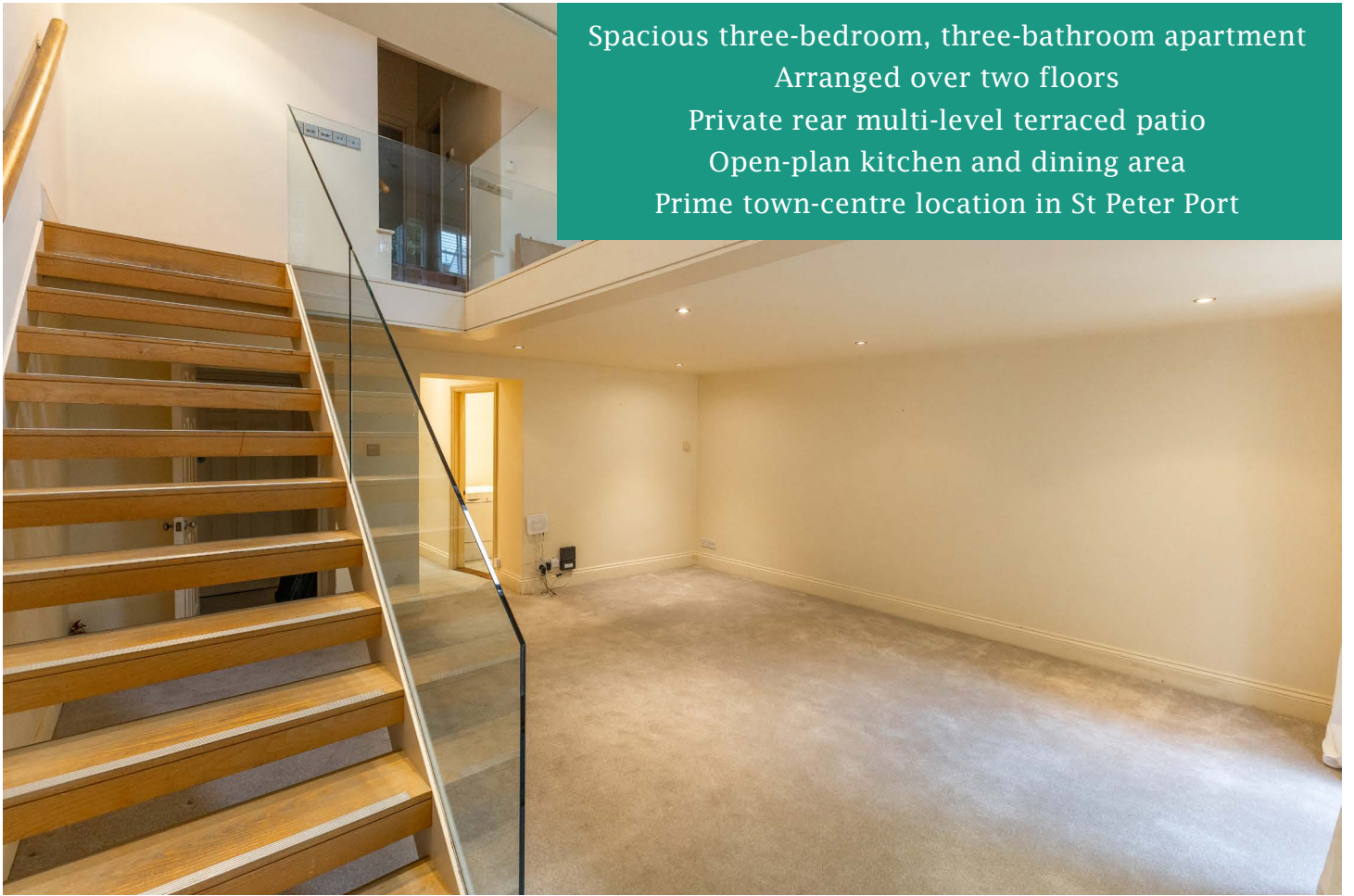
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

Spacious three-bedroom, three-bathroom apartment
Arranged over two floors
Private rear multi-level terraced patio
Open-plan kitchen and dining area
Prime town-centre location in St Peter Port





About Flat 1, 3 College Terrace

Offering generous accommodation arranged over two floors, Flat 1, 3 College Terrace is a deceptively spacious three-bedroom, three-bathroom apartment ideally situated in the heart of St Peter Port.

The ground floor features a warm and welcoming sitting room, providing a comfortable space to relax and unwind. The room enjoys direct access to a private Multi-level terraced patio, with a convenient garden shed on the top level. The rear garden offers an ideal spot for outdoor seating and entertaining, creating a pleasant extension of the living space and providing a lovely setting to enjoy the outdoors, remaining on the ground floor is a well-proportioned bedroom benefiting from an en-suite bathroom. Upstairs, two further bedrooms and additional bathrooms provide comfortable and flexible accommodation, complemented by an open-plan kitchen and dining area.

Conveniently located within easy reach of the town's amenities, making it an appealing option for those seeking spacious town-centre living.

ACCOMMODATION COMPRISING

Entrance Lobby

3'5" x 3'3" (1.04m x 1m)

Living Room

17'6" x 16'8" (5.33m x 5.08m)

Hallway

13'1" x 3'3" (4m x 1m)

Utility Room

6'6" x 6'2" (1.98m x 1.88m)

Bedroom 1

13'10" x 11'10" (4.22m x 3.6m)

Ensuite Bathroom 1

8'1" x 6'4" (2.46m x 1.93m)

FIRST FLOOR

Open Plan Kitchen/Dining Area

17'6" x 16'8" (5.33m x 5.08m)

Shower Room

8'8" x 8'4" (2.64m x 2.54m)

Hall

10'4" x 3'4" (3.15m x 1.02m)

Bedroom 2

13'11" x 11'11" (4.24m x 3.63m)

Ensuite Bathroom 2

8'4" x 5'10" (2.54m x 1.78m)

Bedroom 3

13'4" x 6'5" (4.06m x 1.96m)

Appliances

Oven, four ring gas hob, extractor fan, washing machine, dishwasher

Services

Mains electricity, water and drainage. Gas fired central heating and electric underfloor heating in the bathrooms.

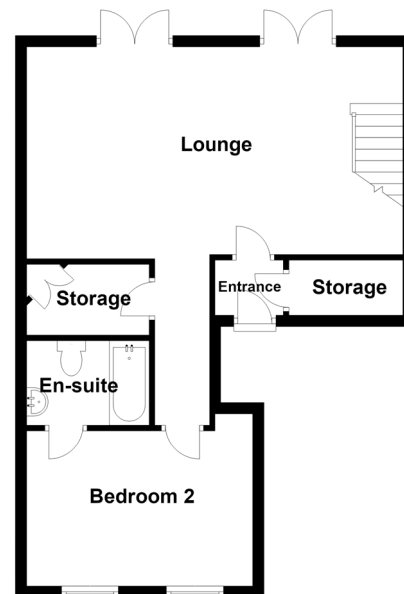
Viewing: By appointment

Possession: By arrangement

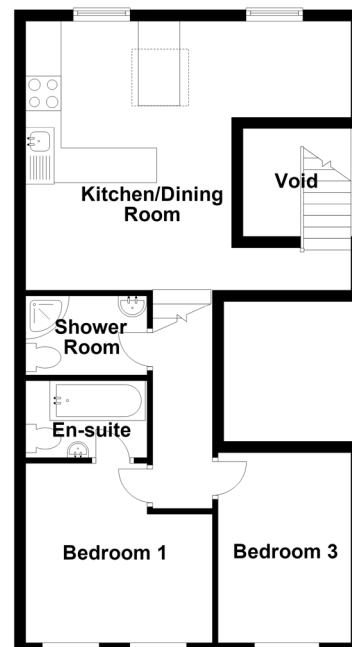
Services: All mains. Full gas central heating.

Price includes: Carpets, curtains and light fittings.

Ground Floor



First Floor



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