

**SOLE
AGENT**



Apt 14, Hanois

Royal Terrace, St. Peter Port, GY1 2JY

 x2  x2 **PERRYS TOWN L5 TRP 138**

- Second floor apartment
- Incredibly well-appointed
- Two double bedrooms, two bathrooms (one ensuite)
- Large open plan living area
- East coast views
- Low-maintenance, bright and spacious
- Secure parking for one

£745,000

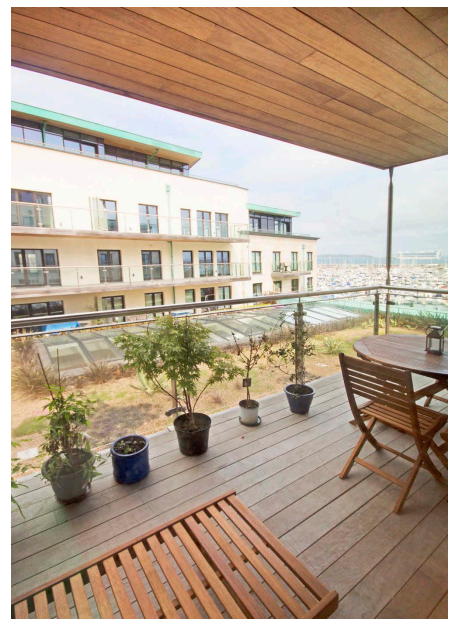
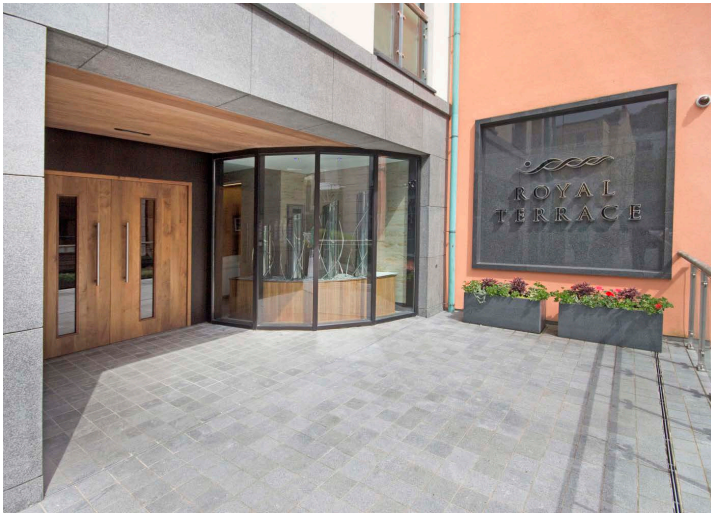
LOCAL MARKET

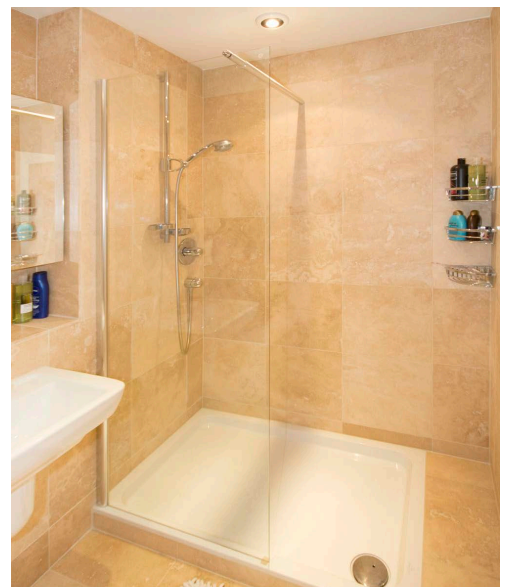
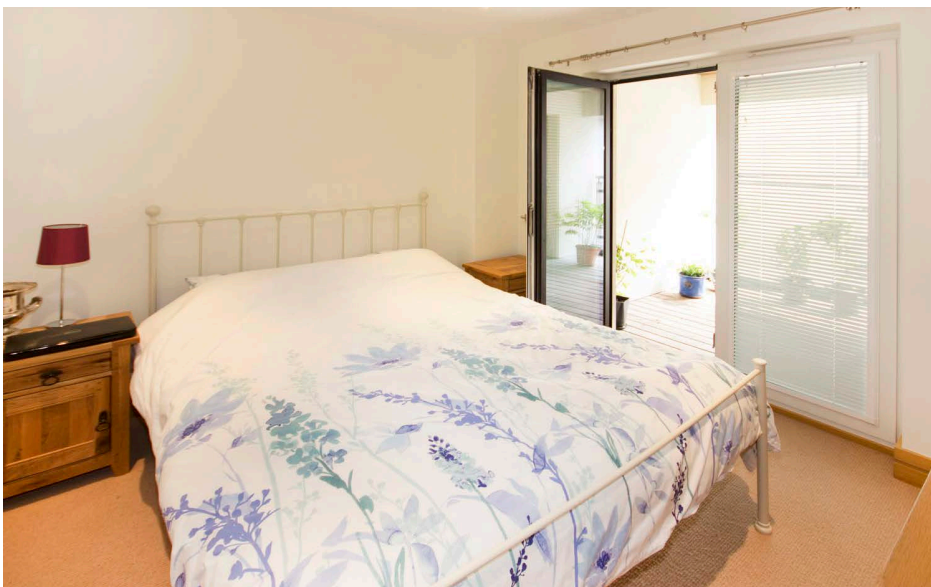
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Apartment 14, Hanois

Hanois 14 is an incredibly well-appointed second floor apartment situated within the luxurious Royal Terrace development. It possesses a large open plan living area consisting of a designer oak kitchen, and a spacious lounge / dining area which opens out onto a large balcony with great seafront views and roof garden. Hanois 14 has two double bedrooms, both adjoining to a further balcony overlooking the plaza. The master bedroom is fitted with designer furniture and an en-suite shower room. In addition there is a smart family bathroom fully tiled with travertine marble. There is plenty of storage space in the form of a separate utility room and separate cupboards. This apartment also benefits from high speed fibre broadband. Light and spacious throughout, this fantastic low-maintenance home is suited for both professionals and down-sizers alike.

ACCOMMODATION COMPRISING

The apartment is accessed via both lift and staircase found on the second floor.

Entrance Hall

19'10" (6.05) x 4'11" (1.5) x 14'7" (4.455) x 4'3" (1.298) L-shaped

Wide plank solid pine flooring. Airing cupboard, cupboard containing immersion heater. Through to...

Living / Kitchen / Dining Area

26'1" x 18'3" (7.95m x 5.56m)

Fitted with a range of solid wood wall and base units with a polished black granite work surface over incorporating 1½ bowl sink and drainer. Travertine splashback. Run of doors giving access out onto the balcony with views over to the Little Russell and Herm beyond. Storage cupboard. Wood flooring.

Utility Room

4'8" x 4'3" (1.42m x 1.3m)

Fitted with a range of wood units with polished granite work surface over. Miele washing machine and Miele tumble dryer.

Bedroom 2

12'10" x 10'2" (3.9m x 3.1m)

Double doors leading out onto the balcony.

Bedroom 1

22'8" x 10'8" (6.9m x 3.25m)

Two sets of double doors, one leading to a Juliet balcony and the second leading to the small terrace area.

Ensuite Bathroom

7'10" x 6'3" (2.4m x 1.9m)

Fitted with a three piece suite of wash hand basin, wc and shower. Three mirror fronted medicine cabinets. Fully tiled with Travertine tiles.

Bathroom

8'4" x 6'10" (2.54m x 2.08m)

Fitted with a three piece suite of bath with shower over, wc and wash hand basin. Three mirror fronted medicine cabinets. Fully tiled with travertine tiles.

Appliances

Neff dishwasher, Neff double oven, Neff extractor fan, Neff fridge/freezer, Neff four ring hob.

TRP: 138

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

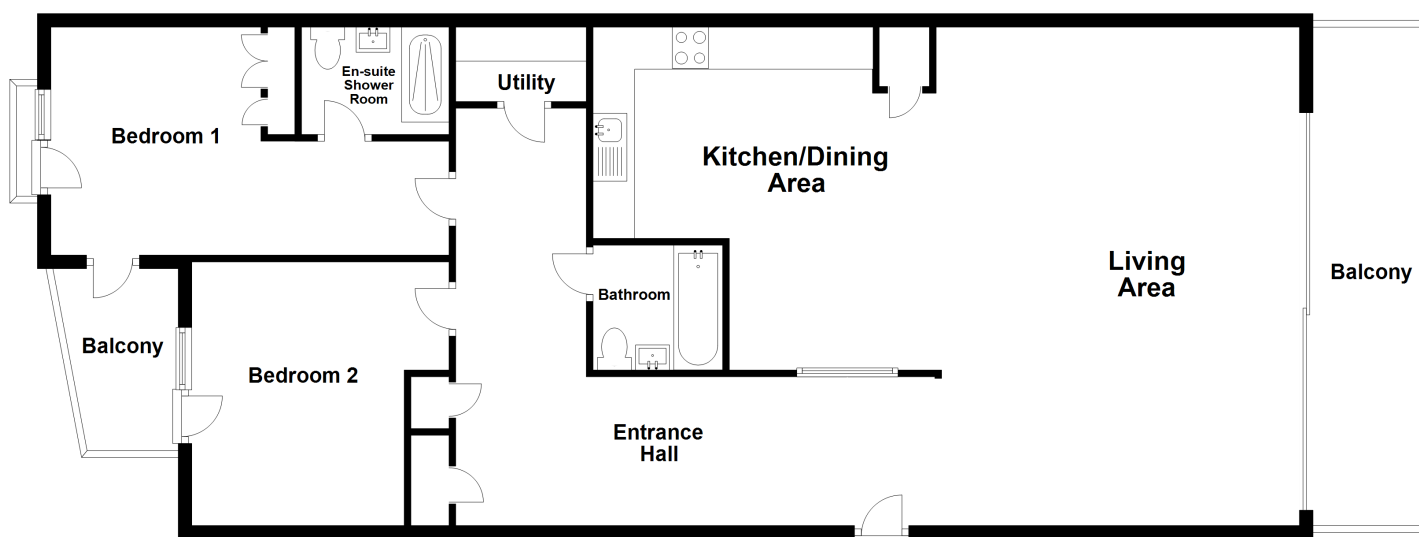
Services: Mains water, electricity and drainage.

Construction: uPVC double glazed windows.

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

Service charge: £560 pcm.

Second Floor



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