

**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

£665,000

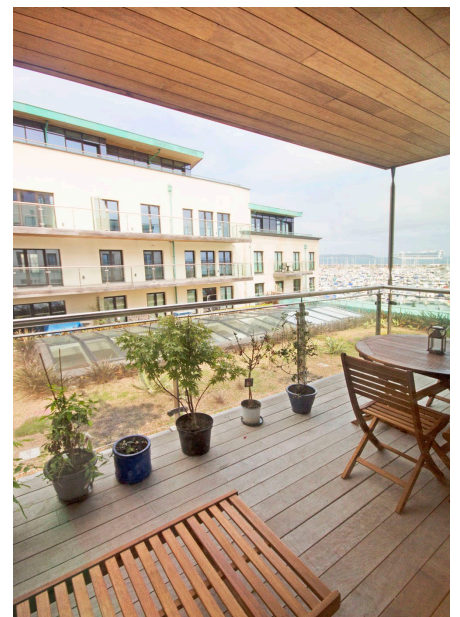
LOCAL MARKET

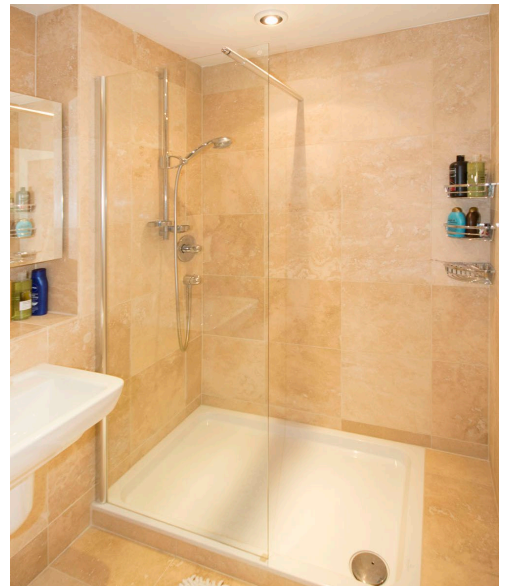
swoffers



sales@swoffers.co.uk | 01481 711766

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

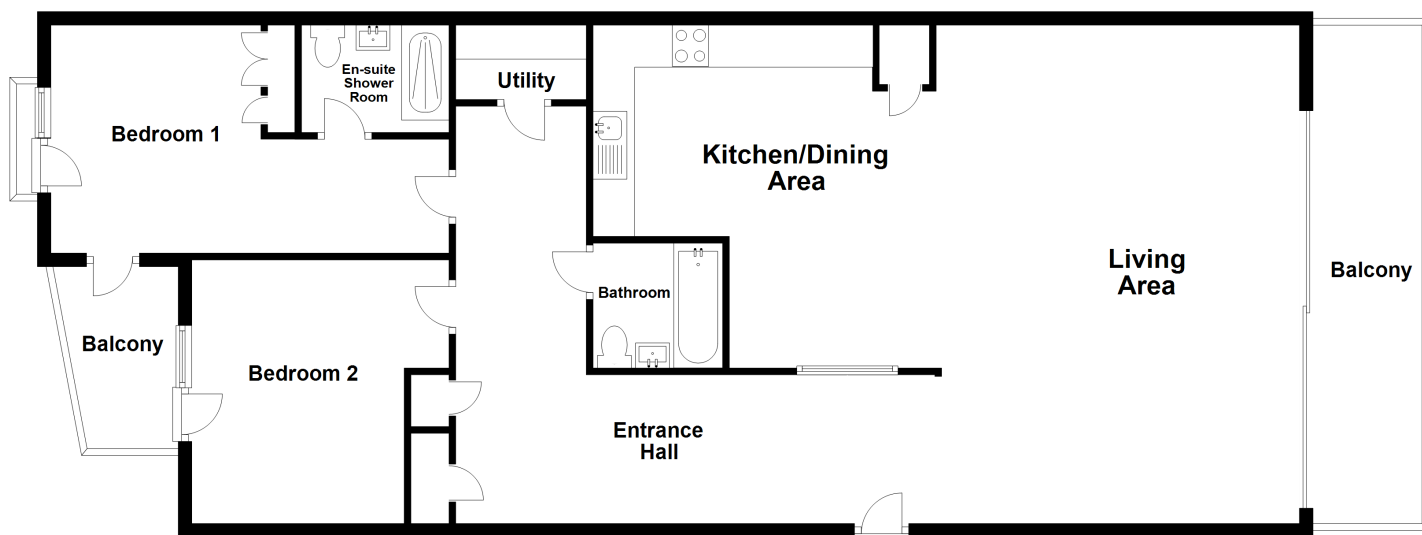
Services: Mains water, electricity and drainage.

Construction: uPVC double glazed windows.

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

Service charge: £560 pcm.

Second Floor



swoffers



sales@swoffers.co.uk | 01481 711766

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

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.