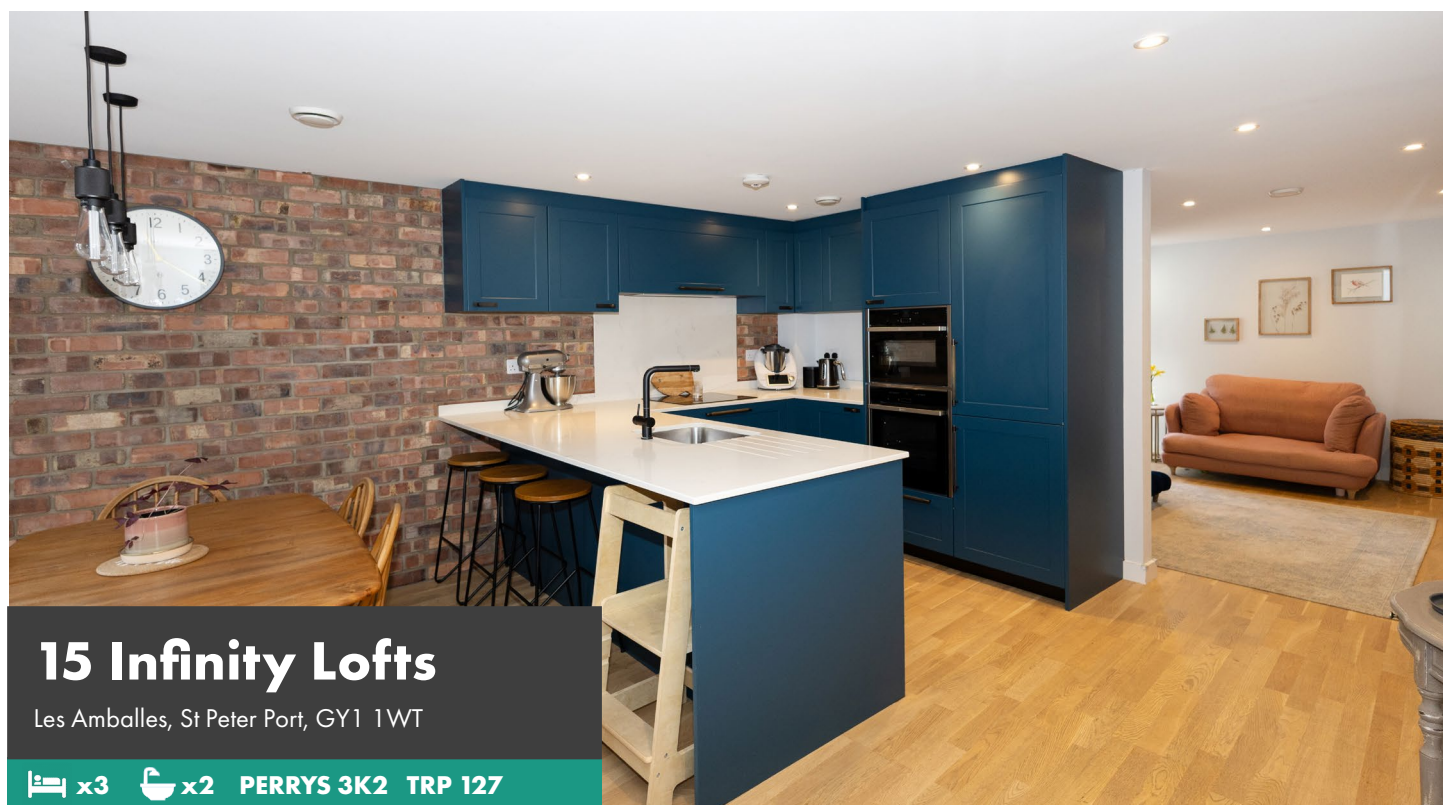


**SOLE
AGENT**



15 Infinity Lofts

Les Amballes, St Peter Port, GY1 1WT

 x3  x2 **PERRYS 3K2 TRP 127**

- Contemporary three bedroom house
- Stunning open plan reception space
- Main bedroom with en suite
- Split over three levels
- Low maintenance garden
- Secure parking for two
- Excellent town location
- Close to local amenities and admiral park

£695,000

LOCAL MARKET

swoffers



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01481 711766

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





About 15 Infinity Lofts

Built in 2020, 15 Infinity Lofts is a stylish three-bedroom home ideally located in the heart of St Peter Port, offering modern living with convenience and comfort. The property features a stunning open-plan living area on the ground floor, combining a sleek contemporary kitchen with a spacious lounge—perfect for both relaxing and entertaining. A separate cloakroom completes this level. Across the first and second floors are three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while a modern family bathroom serves the remaining bedrooms. To the front of the property is a fully enclosed, low-maintenance garden, currently laid with artificial lawn. Further benefits include two allocated parking spaces located within a secure underground car park. This attractive home offers modern, low-maintenance living in a highly desirable town location.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Porch

3'7" x 8'2" (1.1m x 2.5m)

Kitchen/Diner

13'7" x 18'4" (4.14m x 5.6m)

Open planned. Exposed brick wall and double doors leading out onto the garden. Wooden flooring as laid. The kitchen is fitted with a range of wall and base units with a marble effect work surface over incorporating sink and drainer.

Lounge

13'1" x 16'5" (4m x 5m)

Coming off from the lounge/ diner we have a door leading to a large storage cupboard which could be made back into a down stairs WC. Also has an exposed brick wall.

FIRST FLOOR

Landing

6'11" x 12'6" (2.1m x 3.8m)

Large storage cupboard housing the washing machine and tumble dryer.

Bedroom 2

13'11" x 13'1" (4.24m x 4m)

Windows to both sides and a skylight. Has a large storage cupboard housing the hot water cylinder. Carpet as laid.

Family Bathroom

9'10" x 5'7" (3m x 1.7m)

Well-appointed three piece suite including bath, wash hand basin and WC. Tiled flooring.

Bedroom 3

9'10" x 9'10" (3m x 3m)

Window back to the rear with shutters. Built in wardrobes and carpet as laid.

Inner Hallway

7'10" x 4'3" (2.4m x 1.3m)

Leading to the stairs. Window with shutters providing back to the front.

SECOND FLOOR

Bedroom 1

13'7" x 9'6" (4.14m x 2.9m)

Has a Dorma window providing bac to the front and three Velox windows back to the rear. Built in wardrobes. Carpet as laid. Vaulted ceilings.

Ensuite Bathroom

6'3" x 8'2" (1.9m x 2.5m)

Well-appointed shower room.

OUTSIDE

Front

The property is approached by a private garden laid to decking and astro turf.

Appliances

NEFF hob, extractor fan, integrated NEFF microwave, integrated NEFF oven, integrated full length NEFF fridge and freezer and integrated NEFF dishwasher, Hotpoint washing machine and Hotpoint tumble dryer.

TRP: 127

Viewing: BY APPOINTMENT

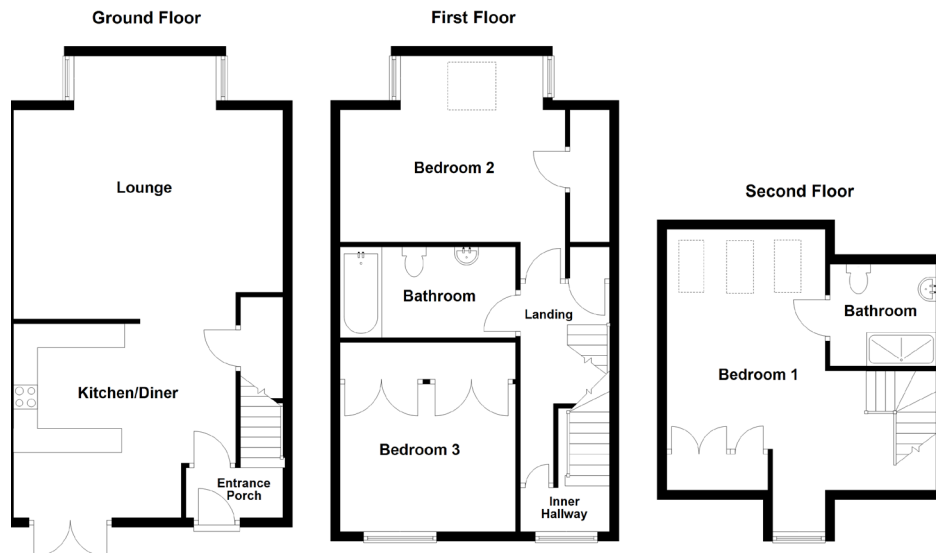
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

Construction: Cavity construction, uPVC windows and uPVC fascias and soffits.

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

Service charge: £346.38 per month.



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