



## 11 Candie Apartments

Candie Road, St Peter Port, GY1 1UQ

 x2  x2 **PERRYS TOWN J5 TRP 123**

- Fantastic two bedroom apartment
- Large & light filled dining/living space
- Highly regarded development, short stroll from town
- Private balcony
- Lovely rural south facing views
- Underground parking for two cars

**£540,000**

**LOCAL MARKET**

**swoffers**



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**01481 711766**

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





## About 11 Candie Apartments

A superb first-floor apartment, forming part of a highly regarded development and ideally situated just a short stroll from the Town centre. Apartment 11 offers a wonderful balance of well-proportioned accommodation, complemented by pleasant rural and rooftop views. At the heart of the home is a beautifully light-filled and spacious living and dining area, featuring a vaulted ceiling that enhances both the sense of space and character. Doors lead directly onto a private balcony, creating an ideal setting for both relaxation and entertaining. The apartment also benefits from a separate, well-appointed kitchen. There are two generous double bedrooms, including a principal suite with en suite facilities and comprehensive built-in storage. These are further complemented by a neatly presented shower room. Externally, the property benefits from secure underground parking for two cars.

### ACCOMMODATION COMPRISING

#### Communal Entrance Hall

Staircase to first floor and doors leading to...

#### APARTMENT 11

#### Entrance Lobby

5' x 3'4" (1.52m x 1.02m)

Large understairs utility cupboard. Stair leading to first floor.

#### Entrance Hall

18'4" x 3' (5.6m x 0.91m)

#### Lounge/Dining Room

22'9" x 15'6" (6.93m x 4.72m)

Vaulted ceiling with balcony offering rural and rooftop views to the south.

#### Kitchen

11' x 6'6" (3.35m x 1.98m)

Fitted with a range of white wall and base units with laminate work surfaces above incorporating single bowl sink.

#### Bedroom 1

21'6" x 11'2" (6.55m x 3.4m)

Split level floor

#### Ensuite Wet Room

5'4" x 4'8" (1.63m x 1.42m)

#### Bedroom 2

11'6" x 11' (3.5m x 3.35m)

#### Shower Room

11'4" x 6'2" (3.45m x 1.88m)

#### OUTSIDE

Secure underground parking for two cars. Communal courtyard.

#### Appliances

Fridge, freezer, microwave, dishwasher, single oven, four ring electric hob, extractor fan, washing machine and tumble dryer

**TRP:** 123

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

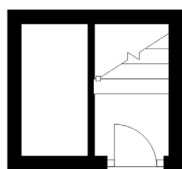
**Services:** Mains water, electricity, gas and drainage. Full gas fired underfloor central heating.

**Construction:** Cavity construction.

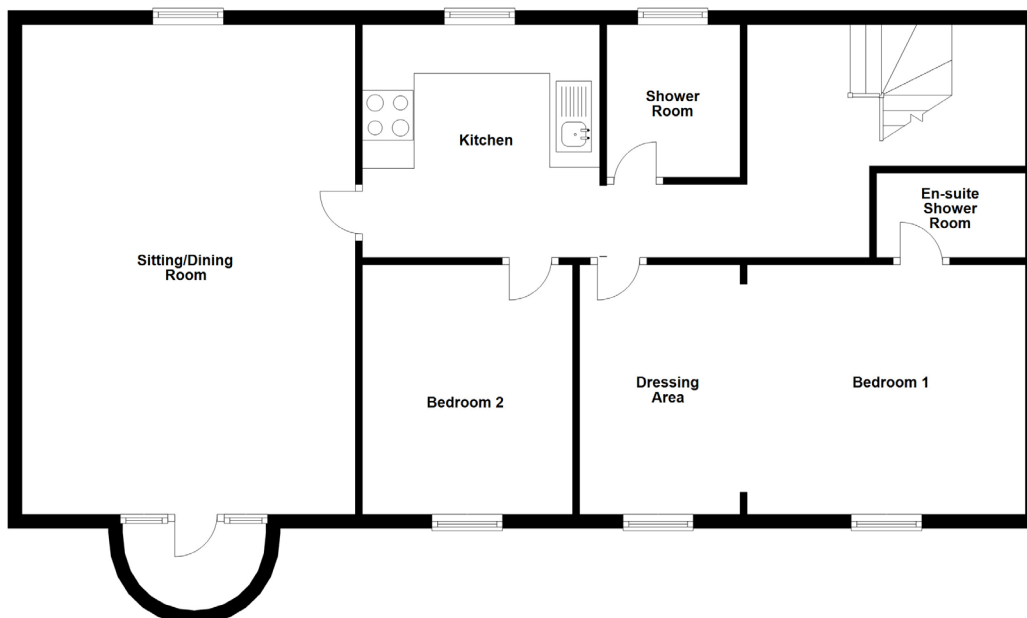
**Price includes:** Carpets, curtains, light fittings and appliances as listed.

**Service charge:** £431 per month.

Ground Floor



First Floor



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