

**SOLE  
AGENT**



## Apartment 3, 15 New Street

St Peter Port, Guernsey, GY1 2PQ

 x2  x2 **PERRYS Town K7 TRP TBC**

- Newly developed apartment
- Part of modern building in heart of town
- Two bedrooms
- Two bath / shower rooms
- Large lounge / kitchen
- Located on second floor
- Good for investors and owner / occupiers alike

**£475,000**

**LOCAL MARKET**

**swoffers**



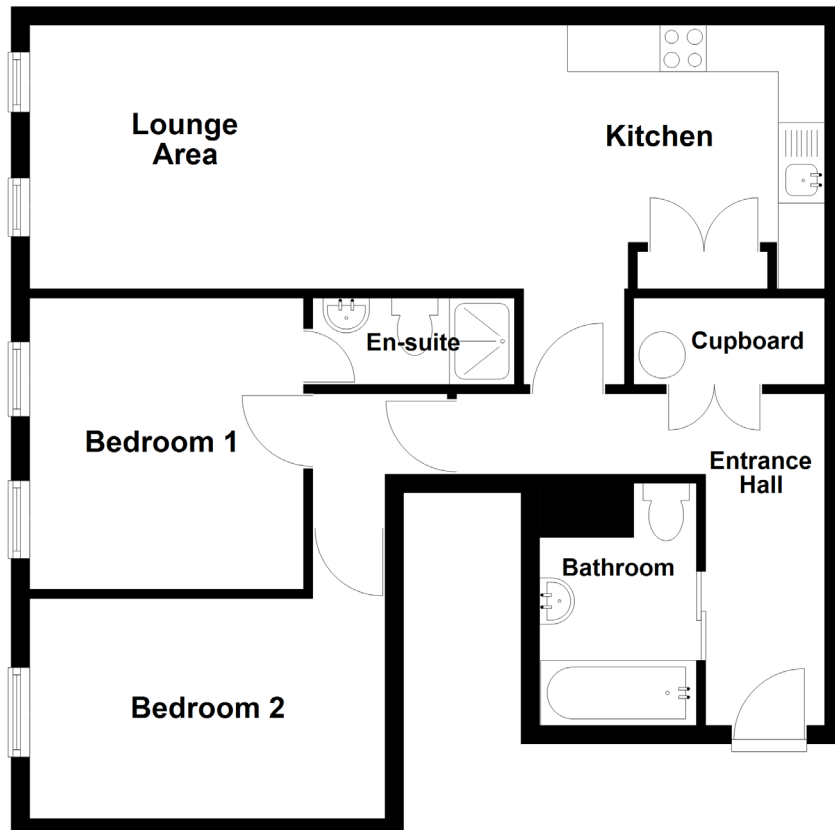
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





### Ground Floor



## About Apartment 3, 15 New Street

This newly developed apartment forms part of a modern building in the heart of town which is in the process of being subdivided into a number of apartments and small offices. This particular unit is located on the second floor and offers two bedrooms and two bath / shower rooms together with a good size lounge / kitchen alongside.

### ACCOMMODATION COMPRISING

#### Entrance Hall

12'6" (3.8) max & 3'8" (1.12) min x 13'8" (4.17) max & 4' (1.23) min L-shaped

Solid wooden door to front. Wood effect flooring. Double door storage cupboard incorporating immersion heater and pressurised water system together with electric meters and network cabling centre.

#### Bathroom

7'2" x 5'8" (2.18m x 1.73m)

Three piece white suite of bath with shower over, wall mounted wash hand basin set in vanity unit with storage below, and low flush wc. Wood effect panelled walls.

#### Lounge / Kitchen

33'8" x 11'4" (10.26m x 3.45m)

The room is split into two distinct areas, the whole laid to wood effect flooring. The living area enjoys two windows to front whilst the kitchen area is fitted with a comprehensive run of two tone base and wall units with composite stone work surfaces over incorporating 1½ bowl sink.

#### Inner Hall

9' (2.75) max & 3'7" (1.09) min x 4'5" (1.35) max & 3' (0.91) min

Wood effect flooring.

#### Bedroom 2

13'4" x 8'7" (4.06m x 2.62m)

Window to front.

#### Bedroom 1

13'6" x 9'11" (4.11m x 3.02m)

Two windows to front.

#### Ensuite Shower Room

9' x 4'3" (2.74m x 1.3m)

Three piece white suite of shower cubicle, wall mounted wash hand basin set in vanity unit with storage below, and low flush wc. Wood effect panelled walls.

#### Appliances

Samsung electric oven, Samsung hob, Samsung extractor, CDA microwave, CDA fridge/freezer, Hoover dishwasher, CDA washer/dryer.

**TRP:** TBC

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage. Full electric heating.

**Construction:** Cavity. uPVC double glazed windows. uPVC fascias and soffits.

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

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