

SOLE
AGENT



Lucky Landings

Sunnybank Apartment, Victoria Road, St. Peter Port, GY1 1HY

 x2  x2 PERRYS 25 H1 TRP 141

- Two bedroom apartment
- Two bathrooms
- Spacious kitchen
- Sunny balcony
- Central St Peter Port location
- No onward chain

£465,000

LOCAL MARKET

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







About Lucky Landings

Lucky Landings is a spacious two-bedroom, two-bathroom apartment ideally situated in the heart of St Peter Port. The accommodation comprises two well-appointed bedrooms, a generous kitchen opening onto a sunny balcony, a separate lounge/dining room, and two bathrooms, providing comfortable and well-balanced living space.

This low-maintenance apartment would be ideal for first-time buyers and investors alike and comes to market with no onward chain. The property can also benefit from an optional transferable lease for one nearby parking space.

ACCOMMODATION COMPRISING

GROUND FLOOR

Communal Hallway

Front door provides access to communal hallway. Stairs leading to..

Entrance Hall

11'3" x 8'8" (3.43m x 2.64m)
Two built in wardrobes.

Kitchen

16'6" (5.03) (max) x 8'9" (2.66)(min) x 17'6" (5.33)
Wood laminate flooring. Fitted with a range of wall and base units incorporating sink and drainer. Door providing access to balcony.

Living/Dining Room

23'7" (7.2) (Max) x 8' (2.44) (min) x 14'2" (4.33) (max)
Wood laminate flooring. Feature fireplace and door providing access to balcony.

Bedroom 2

15'2" x 11'6" (4.62m x 3.5m)
Wood laminate flooring. Fitted wardrobes and additional built in storage providing drawers.

Bathroom

10'4" x 9' (3.15m x 2.74m)
Three-piece suite including wash hand basin with storage underneath, jacuzzi style bath, separate jacuzzi style shower and WC. Tiled flooring and part tiled walls.

FIRST FLOOR

Landing

Bedroom 1

13'1" (4) (max) x 9'11" (3.02) (min) x 15'2" (4.62)
Two Velux windows. Eaves storage.

Ensuite Bathroom

Laminate wood flooring as laid. Three-piece suite including wash hand basin, low flush WC and corner style bath. Laminate wood flooring. Velux window.

OUTSIDE

Front

Property is approached from Victoria Road up a set of stairs.

Balcony

Astro-turf flooring. Views over St Peter Port and distant sea views.

Appliances

Hotpoint washing machine and dryer, Bosch gas hob, extractor fan, integrated Bosch dishwasher, integrated fridge and freezer, integrated Bosch microwave and integrated Bosch oven.

TRP: 141

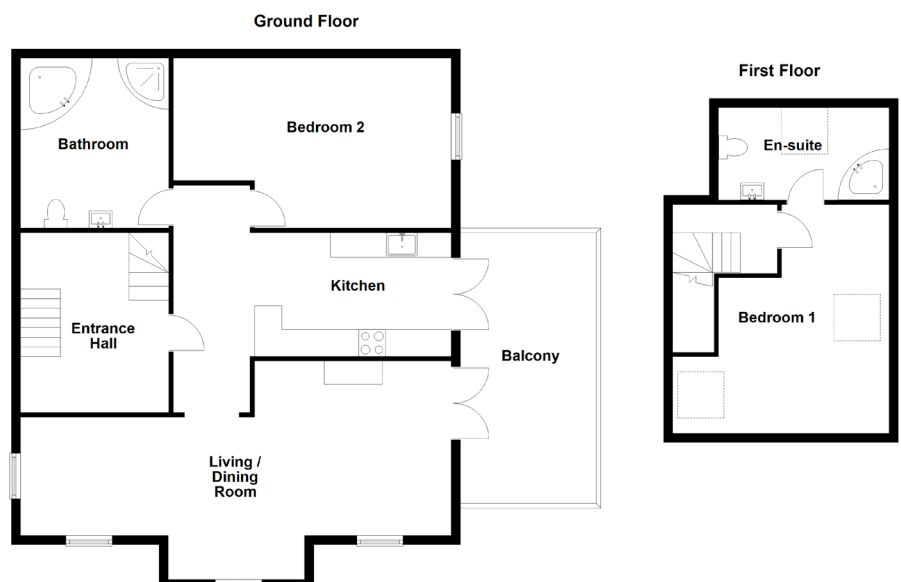
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, gas and drainage.

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

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



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