

**SOLE
AGENT**



5, Mont Altier Apartments

Cordier Hill, St Peter Port, GY1 1JJ

 x2  x1 **PERRYS 4G8 TRP 107**

- Stunning open plan reception space
- Two good sized bedrooms
- Bright and airy throughout
- Modern bathroom
- Allocated parking for one
- Share of communal garden

£475,000

LOCAL MARKET

swoffers



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





About 5, Mont Altier Apartments

This beautiful duplex apartment split over the first and second floors is refreshingly spacious and fitted to a high specification throughout. The contemporary dual aspect lounge opens up onto the kitchen and there is also separate cloakroom. On the second floor there are two large bedrooms and a master leads through to a modern jack and jill bathroom. The block is well maintained and the apartment has a third share of the well landscaped communal garden to the front.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

4'6" x 2'10" (1.37m x 0.86m)

Fitted storage cupboard. Stairs to...

Open Plan Kitchen / Lounge / Diner

27'11" (8.52) x (max) x 16'11" (5.16) (max)

Fitted with a range of wall and base units with granite work surfaces over. High ceilings and solid wooden flooring. Spacious lounge. Understairs storage. Two windows to the rear. Dual aspect open plan kitchen/lounge/diner, super modern.

Cloakroom

6'4" x 2'10" (1.93m x 0.86m)

Fitted with a wash hand basin and W.C. Frosted window to the rear.

FIRST FLOOR

Landing

20'6" x 3'3" (6.25m x 1m)

Two large cupboards. Access to large floored attic with lighting. Window to front.

Bedroom 1

13'9" x 10'2" (4.2m x 3.1m)

A lovely spacious bedroom looking out to the rear of the property. Window to rear. Access to...

Jack-and-Jill Bathroom

7' x 5'8" (2.13m x 1.73m)

Fitted with a super contemporary modern three piece suite of bath, wash hand basin and W.C. Frosted window to the rear.

Bedroom 2

13'11" x 10'2" (4.24m x 3.1m)

A nice bright room providing aspect over to the front.

OUTSIDE

Communal Garden

The vendor owns a third share of the communal garden to the front. A landscaped garden with mature shrubs and a gravelled seating area. There is allocated parking for one car.

Appliances

AEG microwave, ARG double oven, Bosch dishwasher, AEG fridge/freezer, Bosch electric hob, LG washing machine, LG tumble dryer.

TRP: 107

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

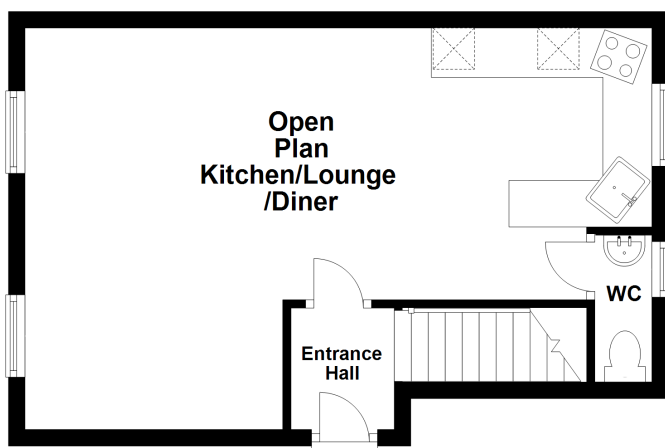
Services: Mains water, electricity and drainage. Gas underfloor heating.

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

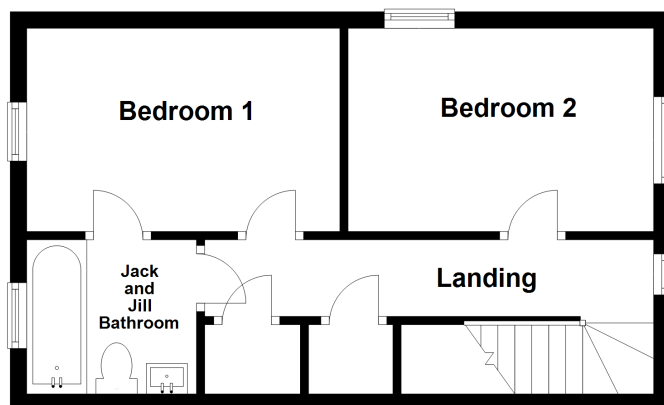
Price includes: Carpets, light fittings and appliances as listed.

Price excludes: Curtains in main bedroom.

Ground Floor



First Floor



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