



No 3 Le Chateaux De La Montagne

La Charroterie, St. Peter Port, GY1 1EJ

🛏️ x2 🚿 x1 PERRYS 5H11 TRP TBC

- Spacious two bedroom new build
- Contemporary kitchen
- Separate lounge
- Enclosed patio
- Parking for one car

£550,000

LOCAL MARKET

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About No 3 Le Chateaux De La Montagne

This spacious and newly built two-bedroom end-of-terrace townhouse is ideally situated in the heart of St Peter Port, forming part of a small and recently completed development. Arranged over three floors, the accommodation comprises a contemporary kitchen that opens onto a private patio, creating an excellent space for both everyday living and entertaining. There is also a separate lounge, offering a comfortable and well-proportioned reception area. Upstairs, the property provides two well-sized bedrooms, complemented by a modern shower room and a dedicated utility area. Externally, to the rear, there is a fully enclosed paved patio providing a low-maintenance outdoor space. The property also benefits from one allocated parking space. Conveniently positioned, the townhouse is within easy walking distance of St Peter Port's shops, restaurants, and amenities.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

8'2" (2.48) x 3'7" (1.10) x 10'3" (3.13) x 7'7" (2.32) L-shaped

Understairs storage cupboard housing the electrics.

Cloakroom

4'11" x 3'7" (1.5m x 1.1m)

Kitchen

13'11" x 9'11" (4.24m x 3.02m)

Fitted with a range of wall and base units with granite effect worksurfaces over. Sliding doors providing access to the rear garden.

Lounge

13'5" x 10'5" (4.1m x 3.18m)

Bright lounge room with windows providing aspect to the front of the property.

FIRST FLOOR

Landing

12'2" x 5'7" (3.7m x 1.7m)

Bedroom 1

13'10" x 13'8" (4.22m x 4.17m)

Windows providing aspect to the rear of the property. Fitted wardrobes.

Shower Room

9'10" x 7' (3m x 2.13m)

Fitted with a three piece suite of shower, wash hand basin with storage below and W.C.

Utility Room

6'3" x 5'2" (1.9m x 1.57m)

Housing the electric water tank.

SECOND FLOOR

Landing

5'5" x 5'3" (1.65m x 1.6m)

Bedroom 2

13'9" x 11' (4.2m x 3.35m)

High valuated ceiling. Fitted wardrobes and windows providing aspect to the side of the property.

OUTSIDE

Rear

South facing courtyard with rear access to parking area providing parking for one car.

Appliances

Lamona fridge/freezer, Lamona oven, Lamone electric hob, Lamona dishwasher, AEG tumble dryer and AEG washing machine.

TRP: TBC

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Electric heating.

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

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



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