



**SOLE
AGENT**



2, New Ways

Avenue Germain, Ville Au Roi, St. Peter Port,
Guernsey, GY1 1PF

 x2  x1 **TRP 96**

- Ground floor apartment
- Smart, modern kitchen
- Two double bedrooms
- Enclosed sunny garden
- Convenient location
- Excellent off-street parking

£475,000

LOCAL MARKET

swoffers



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





About 2, New Ways

2 New Ways is a superb ground-floor apartment situated within the highly sought-after Ville au Roi estate. Beautifully presented throughout, the accommodation features a stylish, contemporary kitchen and two generous double bedrooms, one of which is currently arranged as a dining room, offering excellent flexibility.

Outside, the property enjoys a sunny private lawn and patio area, creating the perfect space for al fresco dining or relaxing in the sunshine. There is excellent on street parking available directly in front of the property.

ACCOMMODATION COMPRISING

Entrance Hall

17' x 3' (5.18m x 0.91m)

Opening up to...

Lounge

15'6" x 11'7" (4.72m x 3.53m)

Working wood burner. Windows providing aspect to the front.

Dining Room / Bedroom 2

11'9" x 9'9" (3.58m x 2.97m)

Sliding doors providing access to the garden.

Bedroom 1

11'5" x 10'8" (3.48m x 3.25m)

Fitted wardrobe. Windows providing aspect to the front of the property.

Family Bathroom

6'3" x 6'2" (1.9m x 1.88m)

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

Kitchen

10'3" x 10'1" (3.12m x 3.07m)

Fitted with a range of wall and base units.

Hallway

7'6" x 2'6" (2.29m x 0.76m)

Utility Room

5'9" x 5'7" (1.75m x 1.7m)

Housing the gas boiler.

Cloakroom

3'11" x 2'4" (1.2m x 0.7m)

OUTSIDE

Rear

Enclosed garden bounded by hedging and fencing with patio. Wooden shed.

Appliances

NEFF electric hob, extractor fan, NEFF oven and grill, Slimline Beko dishwasher, Hotpoint washing machine, Hotpoint tumble dryer and Hoover fridge/freezer.

TRP: 96

Viewing: BY APPOINTMENT

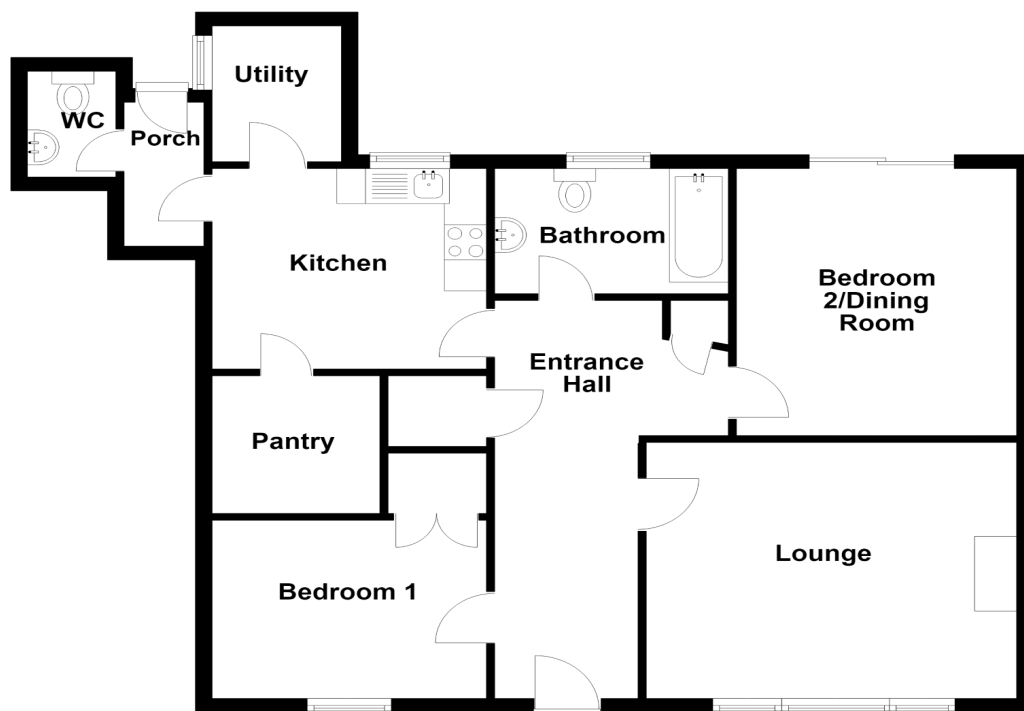
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Part gas and part electric heating.

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

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

Ground Floor



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