

**SOLE
AGENT**



Apartment 1, Clifton Heights

Les Canichers, St. Peter Port, Guernsey, GY1 2NE

 x2  x2 **TRP 95**

- Stunning high spec apartment
- Contemporary bath and shower rooms
- Bright open plan living space
- Allocated parking for one car
- Main bedroom with en suite
- Situated only a short walk from town

£575,000

LOCAL MARKET

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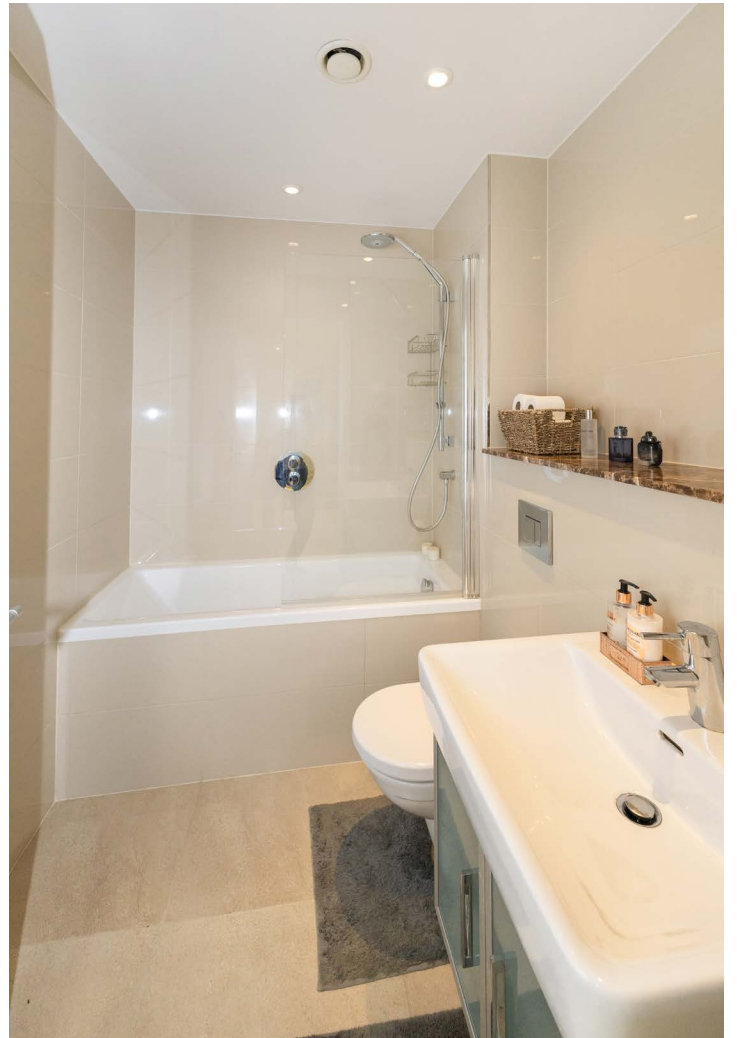
01481 711766

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







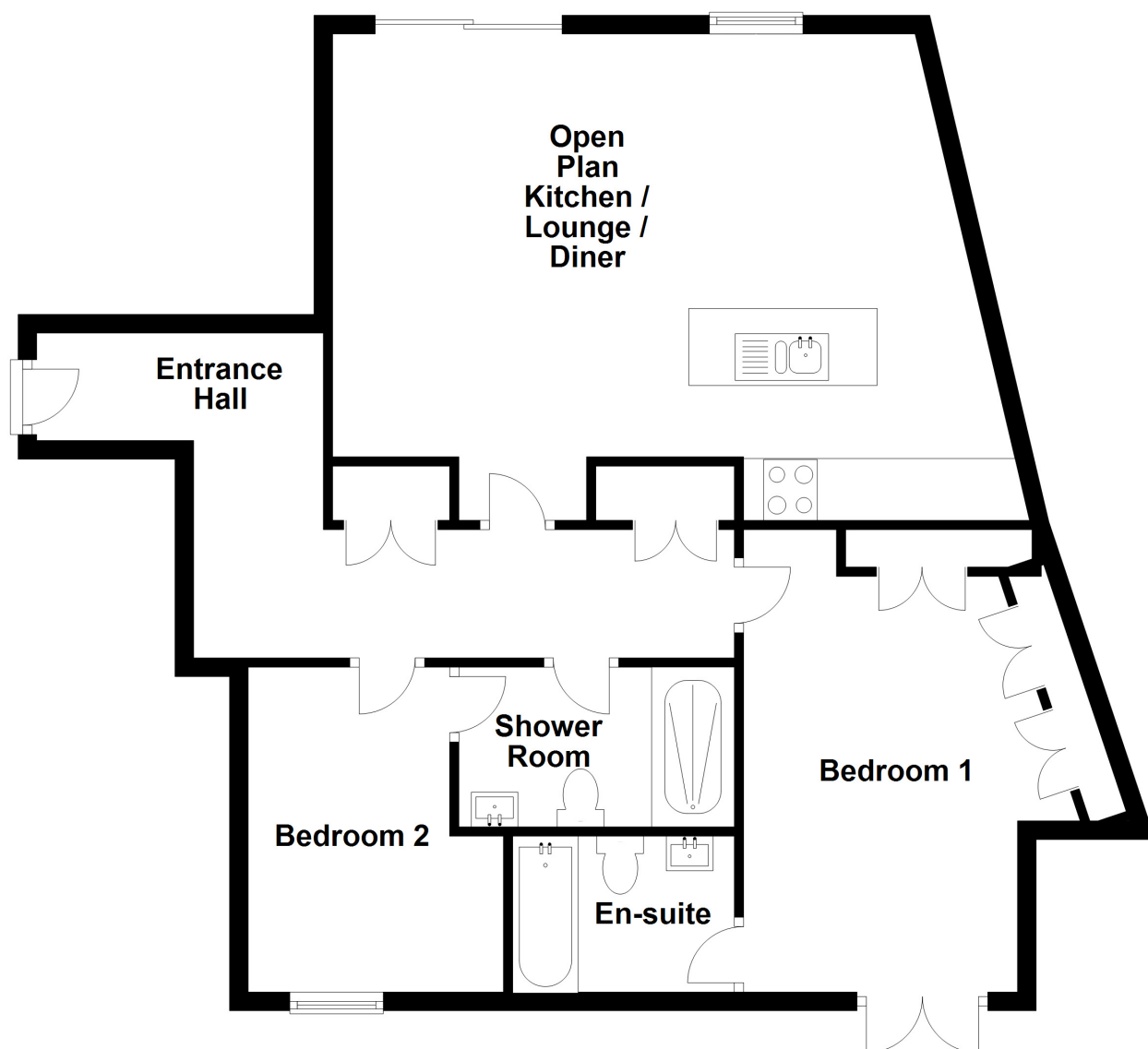




About

Built in 2013 Apartment 1 Clifton Heights is a stunning two bedroom apartment situated on the lower level that looks out onto a spacious communal terrace. The property consists of a high spec open plan living space, comprising a lounge, kitchen with island/ breakfast bar and dining area. There are two good sized bedrooms. The main bedroom has an en suite and plenty of wardrobe space. The second bedroom opens up to a jack and jill shower room. The apartment benefits from secure parking for one car and can be accessed direct from the communal lift. Situated only a short walk from the heart of St Peter Port the property is perfectly positioned for the local amenities and restaurants.

Floor Plan



ACCOMMODATION COMPRISING

Entrance Hall

10'11" (3.32) & 9'3" (2.83) x 22' (6.71) x 3'7" (1.09) L-shaped
Cupboard housing the boiler and utility cupboard housing the washing machine and tumble dryer

Open Plan Kitchen / Lounge / Diner

26'8" max x 18'1" (8.13m max x 5.5m)
A lovely bright room the kitchen area is fitted with a range of wall and base units, a kitchen island and breakfast bar. Sliding doors giving access onto the large sunny communal patio.

Bedroom 1

13'11" (4.25) max x 15'4" (4.68) max
Free standing wardrobes. French doors giving access onto the communal patio.

Ensuite Bathroom

7'4" x 4'9" (2.24m x 1.45m)
Fitted with a three piece suite of bath with shower over, wash hand basin and W.C.

Bedroom 2

11' x 11' (3.35m x 3.35m)
Fitted shelving. Door opening into the family shower room.

Family Shower Room

9'3" x 4'5" (2.82m x 1.35m)
Fitted with a three piece suite of shower, wash hand basin with storage below, and W.C.

OUTSIDE

The property is accessed from the Canichers. There is access via stairs or lift down to the lower level. There is a vast sunny communal patio courtyard. Views to the east coast. Accessed from the lift in Clifton Heights is an allocated parking for one car in the Don Street car park.

Appliances

Siemens dishwasher, Siemens microwave, Siemens electric oven, integrated Siemens fridge/freezer, Samsung washing machine and Beko tumble dryer.

TRP: 95

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric wet system underfloor heating. **Construction:** Cavity. uPVC double glazed windows.

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

Service charge: £486 per calendar month.



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